

PRO-FORMA**Property:** 2452 State Route 207, Campbell Hall, NY 10916**Property Type:** Mixed-Use – 2 Residential Apartments & 1 Commercial Restaurant

INCOME

Unit	Description	Lease Term	Monthly Rent	Annual Rent	Occupancy
Apartment #1	4 BR / 2 BA	2 Year	\$2,500	\$30,000	Occupied
Apartment #2	2 BR / 1 BA	1 Year	\$1,800	\$21,600	Unoccupied
Pizza Shop	Full Commercial Kitchen & Dining Area	5 Years (with 5-year renewal option)	\$3,000	\$36,000	Occupied

Total Potential Annual Gross Income: \$87,600

EXPENSES

Expense Item	Annual Cost	Notes
Property Insurance	\$3,800	Annual premium
Property Taxes	\$6,807.49	County: \$1,332.86 / School: \$5,474.63
Routine Maintenance	\$1,000	Estimated annual upkeep
Oil	\$452.39	Cost of annual oil at current gallon rate
Snow Removal	\$700	Estimated Contractor Cost \$100/plow with 7 plows/year
Total Annual Expenses	\$12,759.88	

NET OPERATING INCOME (NOI)

Description	Amount
Gross Income	\$87,600
Less: Expenses	(\$12,759.88)
Net Operating Income (NOI)	\$74,840.12

ADDITIONAL PROPERTY DETAILS

- Tenants pay all utilities (3 separate electric meters)
- Private well and septic (no water/sewer costs)
- Includes small private office space (owner's use or potential additional rental)