

INCOME AND EXPENSE SUMMARY FOR: Mt Vernon Assemblage

TENANT	SQFT	OCCUPIED/LEASE	CURRENT RENT	PRO FORMA	UTILITIES PAID
19 Mt V Ave (\$650k)	2,100	lease 6/25	\$1,750.00	\$3,500.00	all
23 Mt V Ave (\$995k)	8,000	lease 7/23	\$4,326.00	\$8,000.00	all plus share of tax
27 Mt V Ave (\$275k)	1,500	No	\$0.00	\$1,000.00	condemned
31 Mt V Ave (\$375K)	3,500	vacant lot	\$0.00	\$1,000.00	
9 Bond Street (\$995k)	6,500	monthly	\$4,000.00	\$6,000.00	electric/gas/water
TOTALS :	21,600		\$10,076.00	\$19,500.00	

CURRENT MONTH:	\$10,076.00
CURRENT YEAR:	\$120,912.00
PROFORMA MONTHLY:	\$19,500.00
PROFORMA YEARLY:	\$234,000.00

YEARLY EXPENSES:	
INSURANCE:	\$12,000.00
MAINTENANCE:	\$0.00
LANDSCAPING:	\$0.00
UTILITIES/WATER:	\$0.00
FUEL:	\$0.00
TAXES:	\$73,528.00
MANAGEMENT 8%:	<u>\$0.00</u>
ANNUAL EXPENSES:	\$85,528.00

CURRENT NOI:	\$35,384.00
PROFORMA NOI:	\$148,500.00

COMMENTS: All parcels can be separetly purchased except 27 and 31 Mt V..