

**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
<b>TOTALS :</b>	21,600		<b>\$10,076.00</b>	<b>\$19,500.00</b>	

**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%: \$0.00  
**ANNUAL EXPENSES:** **\$85,528.00**

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

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