

49 Smith Avenue, Mount Kisco, N.Y.

2,360 sq. ft.

INCOME and EXPENSE

	Sq Ft	Actual Monthly	Actual Annual
INCOME			
Suite 101 - Owner		\$ 1,200	\$ 14,400
Suite 102 - Owner		\$ 1,200	\$ 14,400
Suite 103		\$ 1,100	\$ 13,200
Suite 201		\$ 875	\$ 10,500
Suite 202		\$ 1,025	\$ 12,300
Suite 203		\$ 850	\$ 10,200
Suite 301 / 302 - Owner		\$ 950	\$ 11,400
ANNUAL GROSS INCOME	0	\$ 7,200	\$ 86,400
<i>Less 5% Vacancy allowance</i>			<i>\$ 4,320</i>
EFFECTIVE GROSS INCOME			\$ 82,080
 EXPENSES			
School Tax			\$ 11,900
Village Tax			\$ 6,620
County Tax			\$ 2,212
Insurance			\$ 4,020
Repair/Maintenance 5% EGI			\$ 4,104
Landscaping / Snow Removal			\$ 1,900
Cleaning			\$ 550
Water and Sewer			\$ 109
Electric			\$ 2,964
Oil			\$ 5,379
Management Fee 5% EGI			\$ 4,104
TOTAL EXPENSES			\$ 43,862
 NET OPERATING INCOME			 \$ 38,218