

# INCOMES & EXPENSES

Property Address: 4407-11 Park Ave Union City NJ 07087

Block # 259 Lot# 18

## Monthly Income:

1. \$5,000.00 (Suite 1 & Suit 2) Estimate Value
2. \$2,500.00 Suit 5 Estimate Value
3. \$1,800.00 Suit 6 Estimate Value
4. \$1,800.00 Book Publisher
5. \$1,500.00 Estimate Value
6. \$1,500.00 Estimate Value
7. \$1,000.00 Estimate Value
8. \$1,500.00 (Storage Basement) Estimate Value
9. \$ \_\_\_\_\_ Parking
10. \$ \_\_\_\_\_

**Monthly Gross:** \$ 16,600.00 **Annual Gross Income** \$ 199,200.00

## Annual Expense / Year

Taxes: \$22,358.95

Insurance: \$4,350.00

Water / Sewer: \$980.00

PSEG / Utilities \$550.00

Heat: \$1,800.00

Management: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

**NOI: (Net Operating Income)**  
\$169,161.05

**Total Annual Expenses:** \$ 30,038.95

This information is deemed reliable, but not guaranteed. Each buyer is responsible to do their due diligence.