

1818 7th Avenue

PROFIT & LOSS PRO FORMA

Cap Rate	6.61%
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Income

Tenant Income	\$38,400
Other Income	\$2,000
Total Income	\$40,400

Expenses

Repairs & Maintenance	\$800
Utilities	\$2,364
Taxes	\$3,035
Insurance	\$1,000
Replacement Reserves	\$500
Total Expenses	\$7,699

Net Operating Income (NOI)	\$32,701
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