

INCOME AND EXPENSE REPORT

Property Address: 4 E Maple Ave., Brookhaven, PA 19015
 Property Type: Investment

Unit #	Tenant Name	Lease Type	NRSF	Date	Date	Renewal Option	Monthly Rent	Comments
	Apt A 3 Bedrm, 2 Bathrm						\$ 1,650.00	
	Apt B 1 Bedrm, 1 Bathrm						\$ 600.00	
	Commercial Kitchen Rear						\$ 600.00	
	Office Space Front						\$ 1,500.00	AVAILABLE
Total			0				\$ 4,350.00	

GROSS ANNUAL INCOME:	
Rental Income	\$52,200.00
Vacancy 5%	\$ 2,610.00
Gross Income	\$49,590.00

FINANCING CRITERIA:	
Purchase Price:	\$ 400,000.00
Down Payment:	\$ 100,000.00
Amount Financed:	\$ 300,000.00
Annual Principal and Interest:	\$ 19,008.00

ANNUAL EXPENSES:	
Taxes	\$ 8,182.00
Insurance	\$ 1,200.00
Utilities	Tenants
Trash	Tenants
Electric	Tenants
Maintenance (5%)	\$ 2,610.00
Capital Reserve (4%)	\$ 2,088.00
Management (5%)	\$ 2,610.00
Leasee is Responsible for:	
Misc.	
Misc.	
Misc.	
Misc.	
Misc.	
Total Expenses	\$ 16,690.00

NOI:	\$ 32,900.00
Less P&I:	\$ 19,008.00
ROI:	\$ 13,892.00
Cash on Cash Return:	14%
4% - 25 Year Amortization	

Net Operating Income align="right">**\$ 32,900.00**

SALES PRICE: \$400,000.00 **CAP RATE:** 8.2%