

PREMIERE PROPERTIES

COMMERCIAL REAL ESTATE BROKERS

8214 3rd Avenue, Brooklyn, NY

| | | |
|---------------------|--------------------------------|---------------|
| <u>Income:</u> | Store | \$144,000 |
| | 4 apartments | 63,600 |
| | Real Estate Contribution (50%) | <u>27,000</u> |
| <u>Total Income</u> | | \$234,600 |

Expenses:

| | | |
|--------------------------------------|------------|-----------|
| Heat and Hot water (by Store Tenant) | | -0- |
| Real Estate Taxes | 54,000 | |
| Insurance | 5,000 | |
| Repairs and Maintenance | 5,000 | |
| Water and Sewer (by Store tenant) | <u>-0-</u> | |
| <u>Total Expenses</u> | | \$170,600 |

Price: \$2,500,000

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