Annual Property Operating Data

RED cells = fill in

BLACK cells = auto-calc

Preparer: Kurt Vikki

Client:

Property: 4019 Manhattan Avenue, Brooklyn, NY 11224

Purpose: **Projected Income / Actual Expenses**

Description	Number	Rent / Mo	Mo / Income	Annual Income
2 bedrooms, 1 bath	1F	2,700	2,700	32,400
2 bedrooms, 1 bath	1R	2,500	2,500	30,000
3 bedrooms, 1 1/2 baths	2nd floor	3,500	3,500	42,000
TOTALS			8,700	104,400

		EXPENSE	INCOME	DESCRIPTION
1	**Potential Gross Income**		104,400	
2	(-) Vacancy	0		
3	(=) Effective Gross Income		104,400	
4	(+) Other Income		0	
5	(=) Gross Operating Income		104,400	
	Operating Expenses			
6	Real Estate Taxes	7,985		
7	Seagate Assn Dues	5,834		
8	Property Insurance	1,000		
9	Personnel Payroll	0		
10	Off-site Management	0		
11	Taxes/Workers comp.	0		
12	Repairs & Maintenance	0		
	Administrative Expenses			
13	Accounting & Legal	0		
14	Leasing Commissions	0		
15	Advertising	0		
16	Licenses & Permits	0		
17	Other Professional Fees	0		
	Utilities			
18	Water	0		
19	Electricity (HSLM)	780		
20	Gas (Heat & Cooking gas apt)	3,000		
21	Garbage	0		
22	Sewer & Water	624		
	Miscellaneous			
24	Supplies	0		
25	C.A.M. Services - cleaning hallway	0		
26	Grounds	0		
27	Snow Removal	0		
	Total Expenses	19,223		
	Net Operating Income		85,177	
	(-) Annual Debt Service	0		
	(-) Capital Additions	0		
	(=) Pre Tax Cash Flow		85,177	