

Annual Property Operating Data

RED cells = fill in
BLACK cells = auto-calc

Preparer: Kurt Vikki
Client:
Property: 4215 Atlantic Avenue, Brooklyn, NY 11224
Purpose: Actual

| Description | Number | Rent / Mo | Mo / Income | Annual Income |
|-------------------------|--------|-----------|-------------|---------------|
| 1 Bed / 1 Bath (Rented) | 1 | 1,322 | 1,322 | 15,864 |
| 2 Bed / 1 Bath (Rented) | 2 | 979 | 979 | 11,748 |
| 1 Bed / 1 Bath (Rented) | 3 | 885 | 885 | 10,620 |
| 1 Bed / 1 Bath (Rented) | 4 | 945 | 945 | 11,340 |
| 1 Bed / 1 Bath (Vacant) | 5 | 1,700 | 1,700 | 20,400 |
| 2 Bed / 1 Bath (Rented) | 6 | 2,700 | 2,700 | 32,400 |
| 3 Bed / 1 Bath (Rented) | 7 | 2,600 | 2,600 | 31,200 |
| TOTALS | | | 11,131 | 133,572 |

| | EXPENSE | INCOME | DESCRIPTION |
|---------------------------------|---------|---------|-------------|
| 1 Potential Gross Income | | 133,572 | |
| 2 (-) Vacancy | 0 | | |
| 3 (=) Effective Gross Income | | 133,572 | |
| 4 (+) Other Income | | 0 | |
| 5 (=) Gross Operating Income | | 133,572 | |
| Operating Expenses | | | |
| 6 Real Estate Taxes | 24,352 | | |
| 7 Seagate Assn Dues | 24,352 | | |
| 8 Property Insurance | 10,000 | | |
| 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 | 6,000 | | |
| 19 Electricity | 600 | | |
| 20 Gas (Heat) | 5,850 | | |
| 21 Garbage | 0 | | |
| 22 Sewer | 0 | | |
| 23 Cable | 0 | | |
| Miscellaneous | | | |
| 24 Supplies | 0 | | |
| 25 C.A.M. Services | 0 | | |
| 26 Grounds | 0 | | |
| 27 Snow Removal | 0 | | |
| Total Expenses | 71,154 | | |
| Net Operating Income | | 62,418 | |
| (-) Annual Debt Service | 0 | | |
| (-) Capital Additions | 0 | | |
| (=) Pre Tax Cash Flow | | 62,418 | |

The information in this worksheet is for estimation purposes only. All information should be independently verified. Consult a licensed tax advisor and/or attorney before making any purchase or sale decision.