

**EXPENSES - YEARLY**

\$16,313 PROPERTY TAXES 2024

\$792 SOMERDALE SEWER

\$1,056 CCMUA

\$1,200 LAWN

\$6,500 INSURANCE

\$300 WATER

\$25,105 TOTAL YEARLY

**INCOME – ACTUAL**1<sup>ST</sup> FLOOR BEAUTY SALON \$1,844/MO+ 2<sup>ND</sup> FLOOR POOL HALL \$1,500/MO

TOTAL \$3,334/MO

\$40,128 INCOME YEARLY

- \$25,105 EXPENSES

15,025 NOI YEARLY

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**INCOME - POTENTIAL**

\$1,844 RENT

+ \$1,500 RENT

\$3,344 /MO PRESENT

+ \$2,600 VACANT UNIT

\$5,944 POTENTIAL MONTHLY

\$71,328 POTENTIAL INCOME YEARLY

- \$25,105 EXPENSES

\$46,223 POTENTIAL NOI YEARLY

BOTH TENANTS ARE MONTH TO MONTH