

Income/Expense Statement

Date: October 24,2014

Web ID 12256

Sale Price: \$1,650,000

Building Address: **165 De Graw Street Brooklyn, New York 11231**

Income:

Apt. #	Bedrooms	Baths	Lease Expires	Monthly Rent	Annual Rent
1	3	1	NA	0	0
Rent Controlled Tenants living in the Commercial space currently illegal occupancy					
2	1	1	NA	0	0
Owner Occupied Unit delivered vacant					
3**	1.5	1	NA	468	5,621
Possible Rent Control					
4	2	1	1/31/2015	950	11,400
Not Regulated					
Gross Income:-----				1418.4	17020.8

Expenses, Estimated:

			Monthly	Annually
Real Estate Taxes:			464	5,568
Heat/Hot Water:			225	2,700
Insurance:			208	2,500
Water/Sewer:			208	2,500
Common Electrical:			42	500
Maintenance/Repairs:				NA
Gross Expense:-----			1147.34	13768.22
Net Operating Income/Loss:-----			271.06	3252.58

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