

Georgetown Business Center on W. 34th St.

Income & Expense 2011

Address	Tenants	Square Footage	Move In	Lease Ends	Monthly Rent	Vancancy Income	Total Potential Rents 100% full Monthly	Yearly 100%
4830	Hispanic Hair Salon	415	7/1/2005	5/31/2013	725			
4828	Barber	415	7/7/2011	7/7/2012	700			
4826	Accountant	340	4/1/2011	3/31/2013	425			
4822	Plumber	850	1/31/2011	MTM	700			
4820	Vacant	850				700		
4812 A	Vacant	350	11/1/2009	5/31/2011		350		
4812 B	Vacant	144				125		
4812 C	Hair Salon	900	3/1/2010	2/28/2012	1000			
4810	Mexican Restaurant	2600	11/1/2009	10/31/2011	1800			
Total					5350	1175	6525	78300

Major improvements in 2010 Roofs and asphalt \$25,000

Expenses	Annual	Monthly	Yearly
Utilites of Vacant units and common	3000	250	
Lawncare & Snow	800	67	
Property Taxes	5253	438	
Insurance	5667	472	
Dumpster	1128	94	
Total Expenses	15848	1321	62452
Loss Income From Vacancies			14120
Net Income:		4029	48348
Cap Rate:		15%	19%