

378 White Spruce Blvd. Brighton, NY 14623

Tax I.D. # 262000-149-09-0001-005-104

Office Condo - Class B

Lease: Modified Gross

		\$4.95 SF/Yr
No. of Office's		1
Lot Size / Acres - Zoned Commercial		0.12
Parking Spaces		10+
Year Built		1985
Assessed Value	\$	130,000.00
Selling Price	\$	160,000.00
Down Payment	\$	40,000.00
Purchase Money Mtg		
Mtg Amount	\$	120,000.00
Owned Since: 9/2016		
Square feet		1st floor: 1,267, lower: 800, gross: 2,067

Monthly Rents by Office	Mo. Rent	Annual	Description
0	\$ 1,000.00	\$ -	Projected Income

Potential Gross Income

6% Vacancy Rate

Gross Income

Operating expenses - Mgt Fee

Taxes

Total Expenses

NOI

Mortgage 6% 20 Yrs. Mo/Annual

Purchase Money Mtg. 6% 20 yrs. Mo/Annual

Before Tax Cash Flow

Equity Dividend Rate (Cash-on Cash)

Loan-to-Value

Debt Coverage Ratio

Operating Expense Ratio

Cash Break-Even

Cap Rate

Present Monthly Expenses

Renter's Insurance

Snow Plowing

Lawn

Heat

Electric

Water

Refuge

Potential Replacement - 3%

Potential Maintenance - 8%

Management Fee

Total Expenses

\$	-
\$	-
\$	-
279.94	\$ 3,359.28
\$	4,620.00
\$	7,979.28
\$	(7,979.28)
\$ 860.40	\$ 10,324.80
\$ -	\$ -
\$	<u>(18,304.08)</u>

-45.76%	3% to 15%
75.00%	60% to 90%
-0.7728	1.2 Minimum
#DIV/0!	S/B <60%
#DIV/0!	Occupancy
-4.99%	

\$	-
	inclusive of Mgt Fee
	inclusive of Mgt Fee
	paid by tenant
	paid by tenant
	paid by tenant
	inclusive of Mgt Fee
\$	-
\$	-
\$	279.94
\$	279.94