

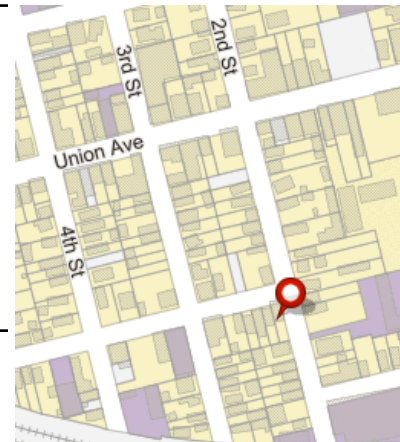
FOR SALE: \$799,999



OVERVIEW

Block & Lot	1277-0.17
Lot Dimensions	25 x 100 ft
Lot Size	2,500 SF
Building Dimensions	25 x 50 ft
Building Size	2,500 SF

Commercial Units	1
Residential Units	3
Parking Units	3
Zoning	Multifamily
Taxes (17/18)	\$14,148



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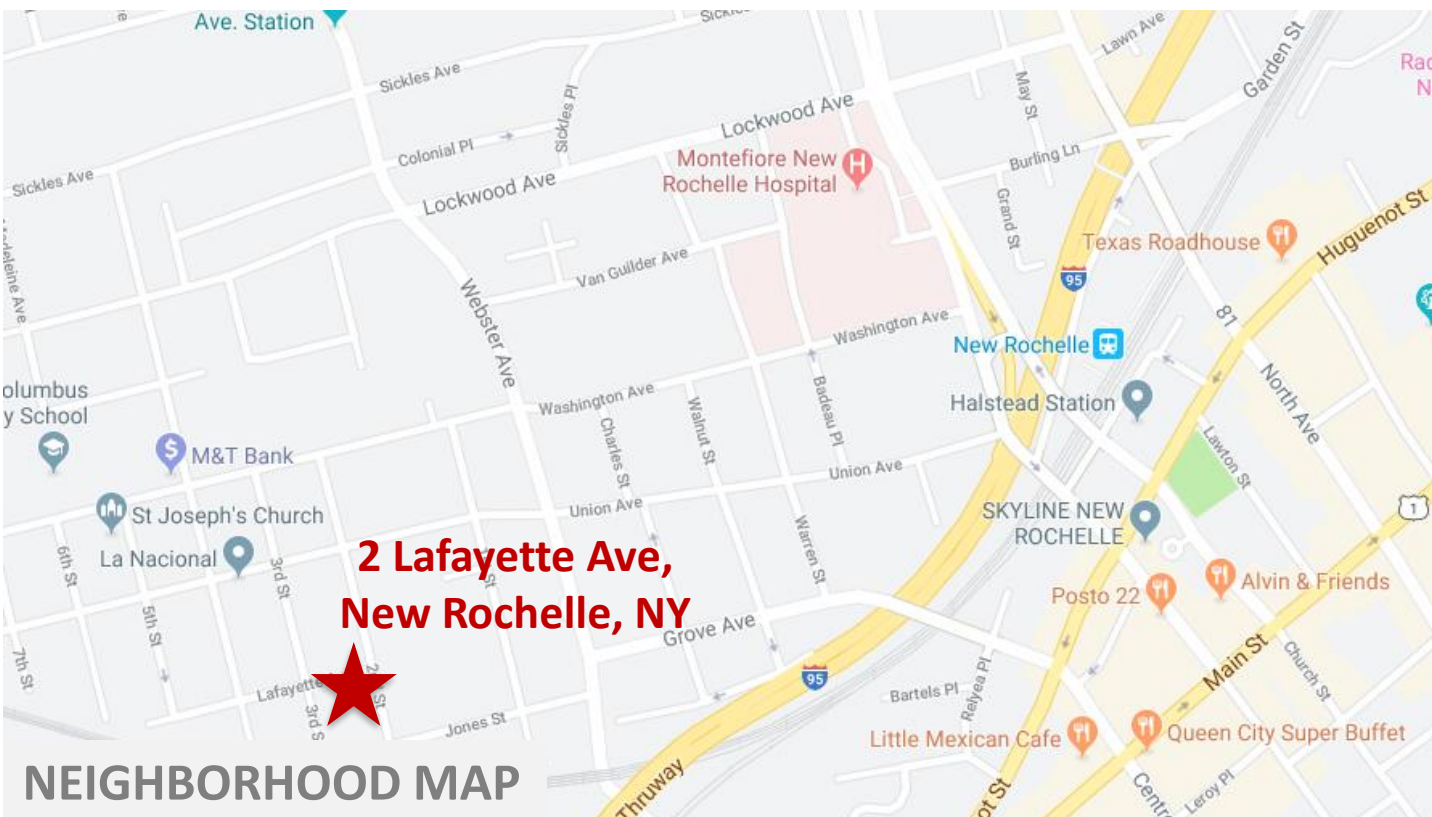


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RENT ROLL

Tenant	Type	Monthly Rent	Annual Rent
Residential			
Unit 1	1 BR	\$1,600.00	\$19,200.00
Unit 2	1 BR	\$1,500.00	\$18,000.00
Unit 3	1 BR	\$1,540.00	\$18,480.00
Subtotal		\$4,640.00	\$55,680.00
Deli			
Deli	625	\$1,400.00	\$16,800.00
Total		\$6,040.00	\$72,480.00



FINANCIAL SUMMARY

ANNUAL INCOME

Gross Annual Income	\$72,480.00
Effective Gross Income	\$72,480.00

PROJECTED EXPENSES

Real Estate Taxes	\$14,148.00
Electricity	\$2,500.00
Water & Sewer	\$2,500.00
Insurance	\$1,400.00
Total Expenses	\$20,548.00

NET OPERATING INCOME

Effective Gross Income	\$72,480.00
Less: Expenses	(\$20,548.00)
Net Operating Income	\$51,932.00

