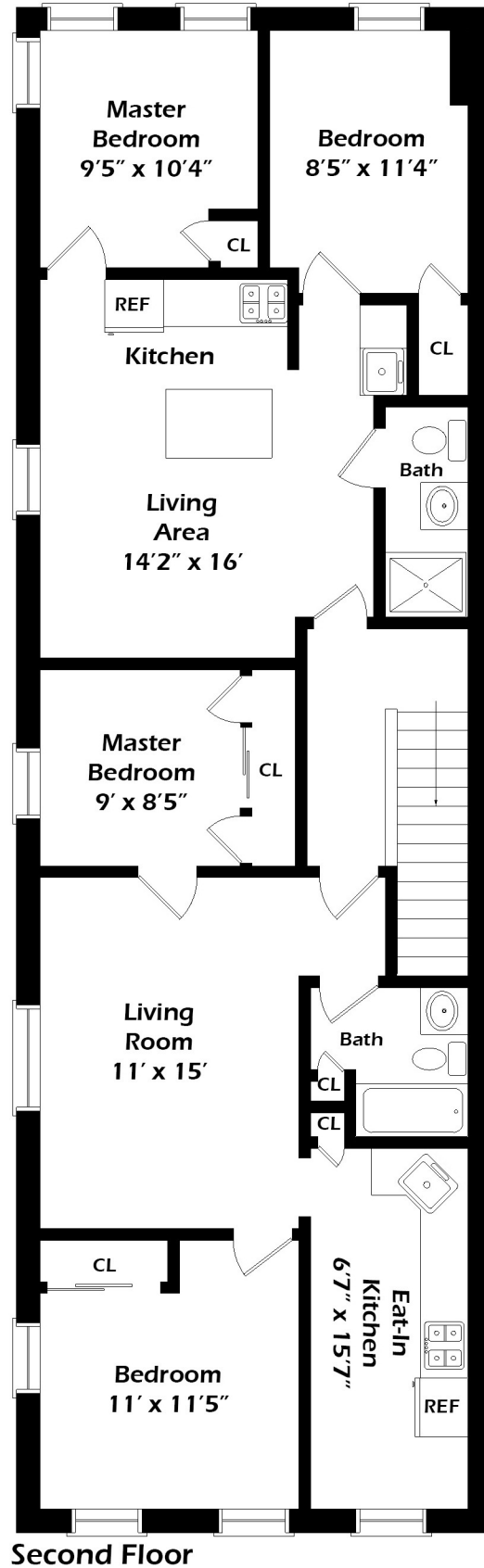
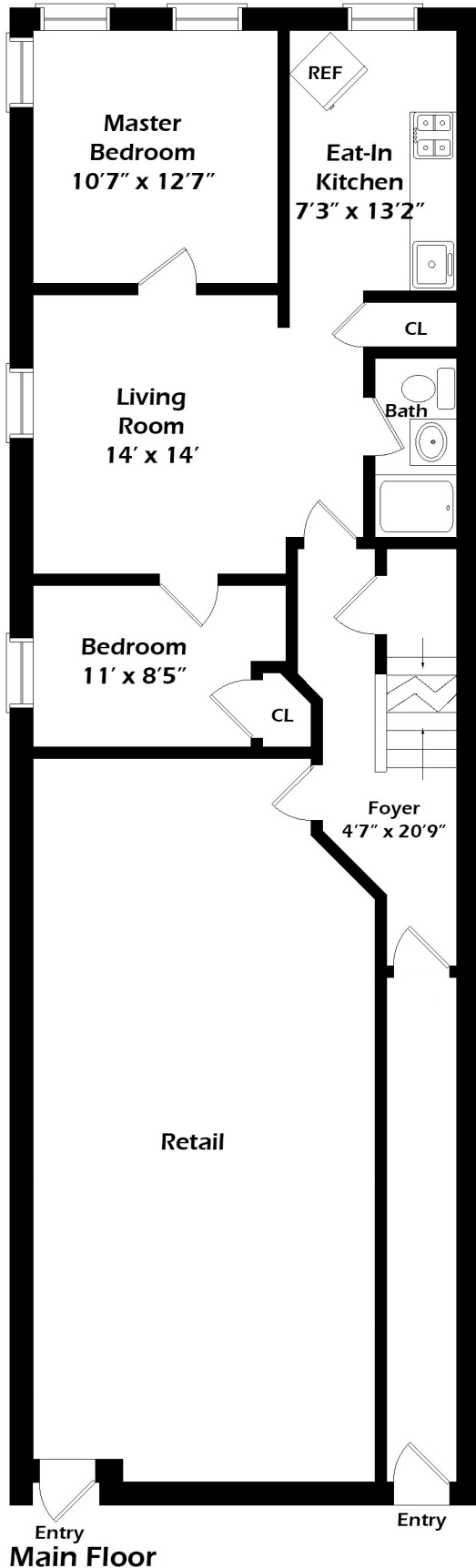


568 Pine Street Brooklyn, NY



568 Pine St AS IS	
	Pro Forma
Total Annual Base Rent: Mixed Use Store +3 Family	
Total Income:	\$ 92,041.68
Revenues:	\$ 92,041.68
<u>Expenses:</u>	
Real Estate Taxes	\$ (6,928.00)
Insurance	\$ (4,684.00)
Gas	\$ (2,905.00)
Water	\$ (3,737.00)
Total Expenses	\$ (18,254.00)
Net Cash Flow Before Debt Service	\$ 73,787.68
CAP RATE on \$1,095,000	6.74%

568 Pine St. Rent Rolls

Apartment #	Size	Monthly Rent	Yearly Rent	Lease Expiration
Retail Store	Rifat Bhat Grocery	\$1,857.63	\$22,291.56	7/27
1R	2 Bedroom	\$1,662.51	\$19,950.12	MTM
2F	2 Bedroom	\$1,650.00	\$19,800.00	MTM
2R	2 Bedroom	\$1,800.00	\$21,600.00	MTM
Garage	3 Car Garage	\$700.00	\$8,400.00	MTM
Totals :		\$7,670.14	\$92,041.68	