

SEP 17 2012
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Sullivan Multi Family Realty

Property Location: 7/2 Bedroom Ave
 Gross Living Area 9880
 Lot Size 0.216
 Book & Page, Map & Lot 21836/200
 Year Built 1905
 Parking 14 spaces
 Zoning B1

Property Information: Market Rents/month
 Current Rents/month
 Bds/Baths
 Deposit
 Lease Ends
 Market Rents/month

Unit	1st Floor Unit 1	1st Floor Unit 2	2nd Floor Unit 3	2nd Floor Unit 4	3rd floor Unit 5	1st Floor Retail Space Unit 6	1st Floor Retail Space Unit 7	1st Floor Retail Space Unit 8	2nd floor office Suite Unit 9	2nd floor office room Unit 10	2nd floor office Suite Unit 11	Totals
1/1	1/1	1/1	1/1	1/1	2/1	0/1	0/1	0/1	0/1	0/0	0/0	\$5,685
\$750	\$500	\$525	\$680	\$685	\$495	\$450	\$500	\$800	\$450	\$450	\$350	\$6,550
TAW	TAW	TAW	TAW	TAW	TAW	TAW	Dec-11	TAW	TAW	TAW	TAW	

Expenses Seller \$/yr +/- Unit 1 Unit 2 Unit 3 Unit 4
 Payment Responsibility: S=Seller T=Tenant

Expenses	Unit 1	Unit 2	Unit 3	Unit 4
Taxes	\$8,884	S	S	S
Insurance	\$3,000	S	S	S
Water/Sewer	\$3,000	S	S	S
Electricity	\$1,200	T	T	T
Hot Water	n/a	T	T	T
Hot Water Rentals	n/a	T	T	T
Heating Oil	n/a	T	T	T
NG Heating	n/a	T	T	T
Garbage	n/a	T	T	T
Maintenance	\$900	S	S	S
Plowing	\$1,200	S	S	S
Laundry Machines	n/a	S	S	S
Other Expenses	\$600	S	S	S

Totals	Current Income	Expenses	Net Operating Income
\$18,734	\$68,220	\$19,784	\$49,436
	\$78,600	\$18,784	\$59,816

The information above has been obtained from sources believed reliable. Neither Sullivan Multi Family Realty nor the seller makes any representations or warranties as to the accuracy of the enclosed information.