

302 E. Grace Street Pro Forma		
Income	Monthly	Annual
Residential Apartment	2,520	30,240
Shop 1 - 1st Floor Storefront (Tish)	780	9,360
Shop 2 - 1st Floor Interior Suite (Keon)	500	6,000
Shop 3 - 1st Floor - Rear 2 Spaces (Davonda)	900	10,800
Shop 4 - 2nd Floor Mezzanine (Eric)	750	9,000
Total Gross Income	5,450	65,400
Expenses	Monthly	Annual
Real Estate Taxes	847	10,164
Insurance	348	4,181
Repairs & Maintenance	208	2,500
Water/Sewer	215	2,577
Electric	75	3,403
HVAC	21	250
Total Expenses	1,714	23,075
NOI	3,736	42,325