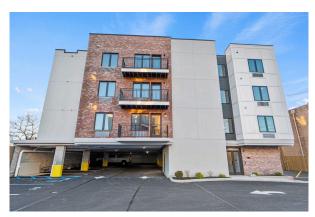
Property: 1600 54th Street, North Bergen, NJ 07047



Type of dwelling: Two Buildings (52 units)



Unit Rents

North Duilding	¢50.724 (aurrent)	25 Units + Community
North Building	\$59,721 (current)	Room
South Building	\$61,550 (projected)	25 Units + Gym
		12 Washers + 12
Washer Machines	\$2400.00	Dryers

Projected Gross rent roll: \$1,457,652.00

Expenses

Taxes	\$232,940.00 (16% of gross rent)	
Insurance	\$34,000.00	
Property Management	\$72,793.00 (5% of rent)	
PSEG	\$28,800.00	
Suez	\$1,800.00	
Sewer	\$1,000.00	
Trash	\$14,400.00	
Elevator	\$8,160.00	
Verizon	\$5,040.00	

Total expense: \$398,933.00

NOI: \$1,058,719.00