

Property: 490 7th Street Buffalo, NY 14201

Units: 2 Unit- Duplex

Unit	BD/BA	Market Rate Rent
Lower	2 bed/1 bath	\$1,200.00
Upper	2 bed/1 bath	\$1,200.00

<b>Potential Monthly Gross Income:</b>	<b>\$2,400.00</b>
<b>Potential Annual Gross Income:</b>	<b>\$28,800.00</b>

For more info or to schedule a showing, call us at 716-239-6432

# Pro-Forma

Potential Gross Income:	\$28,800.00
(Vacancy and Collection Loss):	\$1,440.00
Effective Gross Income:	\$27,360.00
(Management):	\$2,736.00
(Maintenance and Repairs):	\$1,368.00
(County Taxes):	\$387.59
(City Taxes):	\$502.85
(School Taxes):	\$352.25
(Sewer):	\$152.74
(User/Garbage Fee):	\$440.00
(Water Utility):	\$700.00
(Property Insurance):	\$1,000.00
(Gas Utility):	\$0.00
(Electric Utility):	\$0.00
<b>Net Operating Income:</b>	<b>\$19,720.57</b>
<b>Asking Price:</b>	<b>\$180,000.00</b>
<b>Cap Rate:</b>	<b>10.96%</b>