

Property Address	127 Browertown rd. Little Falls, NJ	72 Tristan rd. Clifton, NJ	13 Washing pl. Garfield, NJ Multi Family - 2 units	151 fornelius ave. Clifton, NJ	400 esplanade. Hackensack, NJ	37 Gates Ave. Montclair,NJ
Current Rent (annually)	\$27,960.00	\$31,800.00	\$36,840.00	\$30,600.00	\$17,400.00	\$72,000.00
Insurance	\$731.00	\$651.00	\$882.00	\$593.00	\$0.00	\$1,402.00
Taxes	\$7,412.38	\$8,158.26	\$6,266.31	\$6,906.38	\$3,936.00	\$11,290.25
Association/homeowners fees	\$0.00	\$0.00	\$0.00	\$0.00	\$4,224.00	\$0.00
Miscellaneous fees					\$1,200.00	
2017 Maintenance costs						
All in cost (Initial Purchase + Initial Repair)	\$222,527.00	\$239,172.00	\$225,500.00	\$232,296.41	\$128,000.00	\$664,137.03
Rate of Return	8.91%	9.61%	13.17%	9.94%	7.22%	8.93%
Lease Expiration	9/30/17	9/1/19	4/18	12/31/17	9/30/17	4/31/19
Estimated Market Value	\$330,000.00	\$330,000.00	\$300,000.00	\$310,000.00	\$150,000.00	\$825,000.00
Estimated Appreciation Profit	\$107,473.00	\$90,828.00	\$74,500.00	\$77,703.59	\$22,000.00	\$160,862.97
Total Set Expenses	\$52,452.58					
2017 Maintenance costs	\$1,200.00					
Total Capital Invested	\$1,711,632.44					
Total Gross Revenue	\$216,600.00					
2017 Net	\$162,947.42					
Portfolio Rate of Return	9.52%					
Total Estimated Market Value (Appreciation)	\$2,245,000.00					
Total Estimated Appreciation Profit	\$533,367.56					