

Preliminary Set-up For a 6 Story Apartment Building For:
Miss Etoile Simons, to be located on Exchange Av.,
between 72nd St., and 73rd Street.

Approximate cost of Building (including Architect's fees)	\$230,000.00
Mortgage on Property	40,000.00
Incidental Expenses	10,000.00
	<u>280,000.00</u>

First Mortgage	\$260,000-\$234,000. net
Second "	60,000- 50,000. net
	<u>320,000- 284,000. "</u>

EXPENSES

Prepayments on 1st Mortgage	\$10,400.
" 2nd "	5,000.
Interest at 6 $\frac{1}{2}$ 1st "	16,450.
" " 6% 2nd "	3,600.
35% Gross rental	20,000.
	<u>\$55,450.</u>

INCOME

50-1 rm. apts. at \$57.50	-	\$2,875.00
20-2 " " 67.50	-	1,350.00
6 Shops at \$100-		600.00
		<u>4,825.00</u>

Per Year - \$57,900.00

Balance left for owner, \$2450.00 or about \$200 per month.

These rents are very conservative, they will probably be more. They can be materially increased if furnished with a comparatively larger net return. On the other hand, the item of 35% that has been taken for general expenses is high, and can probably be reduced.

*Cost of financing
11.43 %*