



**Fox & Roach  
REALTORS®**

**Annual Income and Expenses**

Land Development  
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Malvern, Pennsylvania, 19355

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411 Clover Mill Road, Exton, Pennsylvania

**Annual Income**

Wheeler's Clover Mill Repair	13,200	
GES	18,000	
Detailer	15,600	
Delphais Collision / Bull Dog	78,000	
Whitford Towing	<u>15,600</u>	
Total		140,400

**Annual Expenses**

Repairs and Maintenance	5,000	
Snow plowing and grass cutting	<u>2,500</u>	
No CAM charges		
Total		<u>7,500</u>

**Net Before Debt Service**

132,900