90-92 East 18th Street Brooklyn, NY 11226					
Unit	Tenant	BD/BA	Total	Lease To	Projections
1A	ssica Osb	3/1.00	$1,651.59	4/30/26	$3,600.00
1B	bert Med	2/1.00	$1,455.93	12/31/2026	$2,850.00
1C	dis Jacksc	2/1.00	$1,459.15	05/31/2026	$2,850.00
1D	nessa Arc	2/1.00	$1,407.46	03/31/2028	$2,850.00
2A	los Benja	1/1.00	$1,313.42	12/31/2027	$2,500.00
2B	id Alexan	2/1.00	$1,392.57	03/31/2027	$2,850.00
2C	c Eastmo	2/1.00	$1,346.15	10/31/2027	$2,850.00
2D	gel Rami	2/1.00	$1,546.06	08/31/2026	$2,800.00
2E	hirah Smi	1/1.00	$1,391.52	03/31/2027	$2,500.00
3A*	uglas Bry	2/1.00	$2,305.96	09/30/2027	$2,850.00
3B*	itus Jame	3/1.00	$3,327.33	08/31/2027	$3,600.00
3C	talie Gorc	2/1.00	$1,550.17	08/31/2027	$2,850.00
3D	nya Alkha	2/1.00	$1,631.08	01/31/2027	$2,850.00
3E	ola Chapr	1/1.00	$847.46	01/31/2028	$2,500.00
4A	rie Mothe	1/1.00	$751.93	07/31/2026	$2,500.00
4B*	nita Varsh	3/1.00	$3,520.15	01/31/2027	$3,800.00
4C	ana Khata	2/1.00	$1,562.47	04/30/2028	$2,850.00
4G *		2/1.00	$2,850.00		$2,850.00
4F*	neem Mar	2/1.00	$2,856.42	11/31/26	$2,850.00
basement	storage lease pending				**$3,000.00**
			$34,166.82		**$58,150.00**
19			**$410,001.84**		**$697,800.00**
NOI			**$236,249.77**		**$524,047.93**
Purchase Price			**$3,300,000.00**		**$3,300,000.00**
CAP RATE			7.16%		15.88%