

2035 Second Avenue, New York, NY 10029

Rent, Expense & Upside Summary

Occupancy Overview

Space	Status
1st Floor Commercial	VACANT
2nd–4th Floors Commercial	LEASED

Current Rent Schedule (2nd–4th Floors Only)

Lease Period	Monthly Rent	Annual Rent
Current (2025)	\$19,570.00	\$234,840.00
Feb 1, 2026 – Jan 31, 2027	\$20,157.10	\$241,885.20
Feb 1, 2027 – Jan 31, 2028	\$20,761.81	\$249,141.72

Landlord Annual Operating Expenses

Expense Category	Annual Amount
Real Estate Taxes	\$62,054
Insurance	\$19,204.59
Water	\$887
Elevator Maintenance	\$3,264

Total Annual Operating Expenses: \$85,409.59

Projected 1st Floor Commercial Rent (VACANT – Not Included in Current Income)

Scenario	PSF / Year	Monthly Rent	Annual Rent
Conservative	\$50 / SF	\$10,417	\$125,000
Market / Likely	\$60 / SF	\$12,500	\$150,000
Strong Lease-Up	\$70 / SF	\$14,583	\$175,000

Assumptions: Approx. 2,500 SF street-level retail space along Second Avenue. Projected rents are based on comparable East Harlem retail asking rents and are provided for underwriting purposes only. Actual rents may vary.

Important: Projected 1st-floor rents are NOT included in current income or expenses. Upper-floor tenant pays utilities and 50% of annual real estate tax increases.