132-36 41 Ave Rent Roll 2025

INCOME

	Bed/Bah	Balcony	Monthly Rent	Yearly Rent	Expiration Date	Water	Current tenant
B1 (basement)	0/1	No	$ 7,315.81	$ 87,789.72	12/31/28	Tenant pays	Medical office
C1 (1st floor)	0/1	Yes	$ 7,065.59	$ 84,787.08	08/31/27	Tenant pays	Pharmacy
2F	1/1	No	$ 2,050.00	$ 24,600.00	10/31/25	Tenant pays	
2R	1/1	No	$ 1,750.00	$ 21,000.00	07/31/25	Tenant pays	
3F	1/1	Yes	$ 1,900.00	$ 22,800.00	05/31/27	Tenant pays	
3R	1/1	Yes	$ 2,050.00	$ 24,600.00	12/31/25	Tenant pays	
4F	1/1	Yes	$ 2,050.00	$ 24,600.00	04/30/27	Tenant pays	
4R	1/1	Yes	$ 2,000.00	$ 24,000.00	09/30/25	Included	
5FL	3/2	Yes-2	$ 2,900.00	$ 34,800.00	03/31/26	Tenant pays	
Total Income			**$ 29,081.40**	**$ 348,976.80**			

EXPENSE

	Monthly Expense	Yearly Expense
Hazard Insurance	$ 459.56	$ 5,515
R1 Real Estate Tax	$ 152.10	$ 1,825.20
C1 Real Estate Tax	$ 396.93	$ 4,763.20
eletric - Coned	$ 145.00	$ 1,740
Total Expense	**$ 1,153.60**	**$ 13,843**
	$ -	
Net Operating Income	**$ 27,927.80**	**$ 335,133.64**
Asking Price		**$ 6,680,000**
Cap Rate		**5.02%**

* Note: Each unit pays their own water, gas, heat
* Residential has a 421a 15-year benefit from 2019 and will expire on 7/1/2034.
* C1 has a 25-year ICAP benefit from 07/01/2019 and will expire on 06/30/2044.