

## **121-20 liberty Ave Rent Roll & Expenses (2026)**

Rent Roll:	Period	Amount \$/Month
Verizon	12/01/2025-11/30/2030	6,500
Hair Salon	09/01/2025-08/31/2030	1,800
Nandy's Consultin:	11/01/2020-10/31/2027	1,150
Impirical Accountir	10/01/2025-09/30/2030	1,800
2C-Palma (2Br, 1Ba)	NL, Month to month	1,750
2A-Adam (3Br, 2Ba)	06/15/2025-06/30/2026	3,200
Total:		16,200 /Month
***Total Income:		194,400/Year
Property Tax		40,820
Insurance		4,953
Electric		360
Gas		3,723
Water		2,944
***Total Expenses:		52,800/Year

\*\*\*Net Income:  $\$141,600/\$2,400,000 = \text{CAP Rate } 5.9\%$

**\*\*\* All information deemed reliable but not guaranteed. purchasers shall re-verify all info independently.**