



285 St. Marks Place • Staten Island • New York • 10301

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## Income & Expense Analysis

**PROPERTY DESCRIPTION:** This property located at 135 St. Marks Place (Block #15, Lot #5) consisting of approx. 6000 Sq. Ft. building with full unfinished basement & 5 Garages on Carroll Place. The property is a Landmark and located walking distance to St. George Ferry Terminal, Empire Outlets, Courts and St. George Theatre. The property is built into the hillside with street-to-street access. It offers a private off-street driveway for 3-4 cars and 5 private yards for the 5 oversized apts. improved with upgrades such as: granite, dishwashers, jacuzzi's or soaking tubs, washers & dryers, HW Floors etc. The property is located 2 blocks up from Richmond Terrace with views of the NYC Harbor & City Skyline from a select few Apts. The site is on a quiet private block, also considered Landmark Row, convenient to all Shops & Schools etc. The main duplex (vacant) unit is 6-7 bedrooms which features a EIK, Formal Living Room, 3 full baths, wet bar, exclusive access to the unfinished basement that could be finished for a family / rec room. The property is an excellent investment or Owner occupant situation.

			<b>Actual</b>
<b>Gross Annual Income:</b>		<b>\$</b>	<b>159,540</b>
<b>Expenses:</b>			
Real Estate Taxes	\$	17,964	
Water & Sewer	\$	4,400	
Gas / Oil (Heat)	\$	8,000	
Insurance	\$	9,000	
Common Area Electric	\$	1,800	
Vacancy / Bad Debt	2% \$	3,191	
Repairs & Maint.	4% \$	6,382	
Management Fee	\$	3,600	
Legal/Accounting	\$	1,000	
Landscaping/ Snow Removal	\$	5,000	
<b>Total Expenses</b>	<b>\$</b>	<b>60,337</b>	
<b>Net Operating Income</b>	<b>\$</b>	<b>99,203</b>	
<b>Rental Breakdown:</b>			
1 <sup>st</sup> Floor Front	\$	1,800	
2 <sup>nd</sup> Floor Front (Vacant)	\$	6,000	
1 <sup>st</sup> Floor Rear	\$	1,000	
2 <sup>nd</sup> Floor Rear	\$	1,800	
3 <sup>rd</sup> Floor Rear	\$	1,700	
Garage (1)	\$	150	
Garage (2)	\$	160	
Garage (3)	\$	160	
Garage (4)	\$	175	
Garage (5) (Vacant)	\$	350	
<b>Total Monthly rent</b>	<b>\$</b>	<b>13,295</b>	
<b>Gross Annual Income</b>	<b>\$</b>	<b>159,540</b>	

**Asking Price: \$1,995,000.00**