

203 Grand Street | Newburgh, NY

Rent Roll & Income / Expense Statement (One Page Summary)

6 Legal In-Place Residential Units + Garage Income | Future Upside: 2 City-Approved Basement Units (Projected Only)

Unit	Type	Status	Mo.	Annual
1	1BR/1BA	In-Place	\$1,950	\$23,400
2	1BR/1BA	In-Place	\$1,550	\$18,600
3	1BR/1BA	In-Place	\$1,500	\$18,000
4	1BR/1BA	In-Place	\$1,350	\$16,200
5	1BR/1BA	In-Place	\$1,700	\$20,400
6	1BR/1BA	In-Place	\$1,875	\$22,500
Garage	Garage	Vacant (Proj.)	\$300	\$3,600
Bas A	1BR/1BA	Projected	\$1,250	\$15,000
Bas B	1BR/1BA	Projected	\$1,400	\$16,800

Summary	Amount
As-Is Gross Income	\$114,300
Stabilized Gross Income	\$146,100
Total Annual Expenses	\$50,466.34
As-Is NOI	\$63,833.66
Stabilized NOI	\$95,633.66

Expense Category	Annual
Property Taxes	\$22,235.64
Insurance	\$8,000.00
Electric & Heat	\$5,065.00
Water / Sewer	\$4,581.70
Sanitation	\$2,584.00
Repairs & Maintenance	\$8,000.00