

11/9/25

## **563 59th Street, West New York (2024 Income and Expenses)**

### **Income:**

	Rent	Proforma
Apt 1 (3 bed/2 bath)	\$2,300.00	\$2,600.00
Apt 2 (2 bed/1 bath)	\$2,150.00	\$2,200.00
Apt 3 (3 bed/1 bath)	\$1,950.00	\$2,200.00
Apt 4 (1 bed/1 bath)	\$1,500.00	\$2,200.00
Monthly Rent	\$7,900.00	\$9,200.00
Annual Rent	\$94,800.00	\$110,400.00

### **Annual Expenses:**

Insurance	\$3,561.00	\$3,561.00(actual)
Tax	\$12,032.28	\$12,032.28(actual)
Water	\$1,717.39	\$1,717.39(actual)
PSEG Heat/Elec.	\$4,454.19	\$4,454.19(actual)
N Hudson Sewer	\$2,135.89	\$2,135.89(actual)
R&M	\$1,500.00	\$1,500.00(actual)
Total Expenses:	\$25,400.75	\$25,400.75(actual)
NOI	\$69,399.25	\$84,999.25

Information is reliable, but not guaranteed