

| Apt            | Actual Monthly Rent | Actual Yearly Rent  | Lease Renewal | Projected Monthly Rent | Projected Yearly Rent |
|----------------|---------------------|---------------------|---------------|------------------------|-----------------------|
| 1F - 1 Bedroom | \$1,818.68          | \$21,824.16         | 6/1/2026      | \$1,873.24             | \$22,478.88           |
| 1R - 1 Bedroom | \$1,293.66          | \$15,523.92         | 2/1/2026      | \$1,332.47             | \$15,989.64           |
| 2F - 1 Bedroom | \$1,927.00          | \$23,124.00         | 11/1/2025     | \$1,984.81             | \$23,817.72           |
| 2R - 1 Bedroom | \$1,717.80          | \$20,613.60         | 9/1/2025      | \$1,765.04             | \$21,180.47           |
| 3F - 1 Bedroom | \$1,781.00          | \$21,372.00         | 9/21/2025     | \$1,829.98             | \$21,959.73           |
| 3R - 1 Bedroom | \$2,173.90          | \$26,086.80         |               | \$2,239.12             | \$26,869.40           |
| <b>Total</b>   | <b>\$10,712.04</b>  | <b>\$128,544.48</b> |               | <b>\$11,024.65</b>     | <b>\$132,295.85</b>   |

| Annual Expenses                         |                    | 36-25 30 Street<br>Astoria, NY 11106<br>6 Family<br>Block 599, Lot 21 |
|---|--------------------|---|
| Property Taxes 24/25                    | \$19,376.24        |   |
| Property Registration Fee 2024          | \$13.00            |   |
| ConEd Electricity for common areas 2024 | \$1,067.88         |   |
| Oil Bill 2024                           | \$8,703.88         |   |
| Burner Service/Clean/Inspection 2024    | \$878.08           |   |
| Water Bill 2024                         | \$922.49           |   |
| Insurance 2024                          | \$4,314.55         |   |
| <b>Total</b>                            | <b>\$35,276.12</b> |   |

|                   |                    |
|-------------------|--------------------|
| <b>Net Income</b> | <b>\$93,268.36</b> |
|-------------------|--------------------|

Currently Vacant

| If we use rents in Green |                     |
|--------------------------|---------------------|
|                          | \$1,818.68          |
|                          | \$1,293.66          |
|                          | \$2,173.90          |
|                          | \$1,984.81          |
|                          | \$1,765.04          |
|                          | \$1,829.98          |
| <b>Monthly Total</b>     | <b>\$10,866.07</b>  |
| <b>Yearly Total</b>      | <b>\$130,392.80</b> |
| <b>Net Income</b>        | <b>\$95,116.68</b>  |
| <b>Cap</b>               | <b>5.95</b>         |

