

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>
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Annual Expenses		<b>36-25 30 Street</b> <b>Astoria, NY 11106</b> <b>6 Family</b> <b>Block 599, Lot 21</b>
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>
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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>

