

626 & 632 State Highway 11C, Winthrop, NY 13697

	Unit	Rent	Lease	Lease End
1bd	632 - 1	\$800	8/1/2024	7/31/2025
1bd	632 - 2	\$700	11/1/2024	10/31/2025
1bd	632 - 3	\$650	5/15/2025	5/31/2026
1bd	632 - 4	\$750	3/1/2025	2/28/2026
2bd	632 - 5	\$600	7/15/2024	7/14/2025
1bd	632 - 6	\$700	3/16/2025	3/31/2026
1bd	632 - 7	\$675	1/1/2025	12/31/2025
1bd	626 - 1	\$725	9/1/2024	8/31/2025
2bd	626 - 2	\$700	3/15/2025	3/14/2026
1bd	626 - 3	\$700	3/15/2025	3/14/2026
1bd	626 - 4	\$750	1/15/2025	1/14/2026
1bd	626 - 5	\$750	11/2/2024	6/30/2025
1bd	626 - 6	\$650	5/15/2024	5/14/2025

Revenue

Month	Year
\$ 800	\$ 9,600
\$ 700	\$ 8,400
\$ 650	\$ 7,800
\$ 750	\$ 9,000
\$ 600	\$ 7,200
\$ 700	\$ 8,400
\$ 675	\$ 8,100
\$ 725	\$ 8,700
\$ 700	\$ 8,400
\$ 700	\$ 8,400
\$ 750	\$ 9,000
\$ 750	\$ 9,000
\$ 650	\$ 7,800

\$ 9,150 \$ 109,800 Total

2024 Expenses			
Item	Month		Year
Sewer/water	\$	425	\$ 5,096
Trash	\$	187	\$ 2,245
Elec/gas	\$	831	\$ 9,974
Accounting			\$ 1,214
Lawn/Snow			\$ 1,941
Maintenance			\$ 13,045
Insurance	\$	493	\$ 5,919
Tax	\$	592	\$ 7,101
Total	\$	2,528	\$ 46,535

Net Operating Income		
Annual Revenue	\$	109,800
Annual Expenses	\$	46,535
NOI/year	\$	63,265

Price of the property

Price \$ 565,000

Cap Rate 11.20%