

43-07 162nd Street

Tenant	SF	Additional Description	Monthly Rent	Annual	Annual Increases	Terms Remaining
Music Store - Level 1	1680 Sq	Central AC	\$8000+ Gas, Electric, 25% Water Tenant has separate gas and electric meter	\$ 96,000	3%	Lease Expired Currently Vacant
Commercial Cellar Level	1680 sq Separate street entrance and elevator access	Central AC	\$3500+ Gas, Electric, 25% Water Tenant has separate gas and electric meter	\$ 42,000	3%	Currently Vacant
Apartment 2A	680 sq 1 bedroom, 1 bath		\$2,500	\$ 30,000	3%	Vacant
Apartment 2B	1000 sq 3 bedrooms, 1.5 bath		\$3,100	\$ 37,200	3%	Vacant
Apartment 3A	750 2 bedrooms and 1 bath		\$2,500	\$ 30,000	3%	Vacant
Apartment 3B	930 2 bedrooms and 1 bath		\$3,100	\$ 37,200	3%	Vacant
Parking	3 parking spots		\$200 per spot	\$ 7,200		Vacant
Total				\$ 279,600		

Annual Expenses	
Taxes	\$ 65,304.88
Insurance	\$ 7,613.91
Water	\$ 1,930.39
Maintenance	\$ 1,000.00
Total	\$ 75,849.18

Total Rent	\$ 279,600
Total Expenses	\$ 75,849.18
Net Operating Income	\$ 203,750.82

Price	\$ 2,780,000
Cap Rate	7.33%