

Property : 133-40 37th Ave Flushing
with project rent roll, cap rate: 6%

Apartment #	Type	Monthly Rent	Lease Expire	Project Rent	Deposit	Remark	Expensses	Monthly	Yearly
Bsmt	Retail/Office (1160 sq fts)	\$0		\$4,000	vacant	**vacant**	Coned	\$323	\$3,873
1st Floor	Store (1540 sq fts)	\$9,357	5/31/2031	\$11,000	\$9,357	lease expiring May 2031	Water & Sewer	\$306	\$3,676
2th Floor	office (1300 sq fts)	\$3,000	MM	\$3,900	\$3,000	working on new lease?	Taxes	\$3,648	\$43,779
3th Floor	3 B + 2 Baths (940 sq fts)	\$2,800	6/30/2026	\$3,700	\$2,800	lease expiring June 2026	Insurance	\$743	\$8,911
4th Floor	3 B + 2 Baths (940 sq fts)	\$0		\$3,800	owner	**owner**	Repair/Upkeep	\$200	\$2,400
Total:		\$15,157	Monthly Yearly	\$26,400 \$316,800				\$5,220	\$62,639