

110 Rivington Street

Offering Memorandum | Financial Overview

Executive Summary

Metric	Value
Property Type	Mixed-Use (Residential + Retail)
Total Monthly Income	\$43,094.47
Gross Annual Income	\$517,133.64
Total Expenses	\$110,608.88
Net Operating Income (NOI)	\$406,524.76
Valuation @ 6.5% Cap	\$6,254,227.08
Asking Price	\$6,250,000

Income Breakdown

Category	Detail	Monthly
Residential	1F	\$3,950.00
Residential	1R	\$4,095.00
Residential	2F	\$3,937.50
Residential	2R	\$3,868.00
Retail	Base Rent	\$23,643.97
Retail	RE Tax Reimbursement	\$3,000.00
Retail	Water & Sewer	\$600.00
Total Monthly Income		\$43,094.47

Expense Breakdown (Annual)

Expense Type	Annual
Real Estate Tax	\$81,653.76
Water & Sewer	\$10,952.12
Utilities (incl. heat)	\$1,703.00
Super	\$4,800.00
Repairs & Maintenance	\$3,000.00
Insurance	\$6,500.00
Professional Fees	\$1,500.00
Office / Supplies	\$500.00
Total Expenses	\$110,608.88

Notes

All residential units are free-market. Retail tenant lease extends through 2028 with renewal option. Financials are based on current in-place income and expenses. Buyer to verify all information independently.