



17 19 Edward Street, Ossining, NY 10562

The leases all expire 9/30/27.

17-1a – 2 bedroom, \$1,625 per month, annual rent: \$19,500
17-2a – 2 bedroom, \$1,625 per month, annual rent: \$19,500
17-3a – 3 bedroom, \$1,550 per month, annual rent: \$18,600
19-1a – 2 bedroom, \$1,900 per month, annual rent: \$22,800
19-2a – 2 bedroom, \$1,625 per month, annual rent: \$19,500
19-3a – 3 bedroom, \$1,625 per month, annual rent: \$19,500

Total monthly rent roll, \$9,950, annual rent roll, \$119,400

Expenses:

Property taxes: \$24,362
Insurance: \$4,421
Water/sewer: \$7,000
Common electric: \$1,000
Management fee: \$6,000
Misc. repairs: \$2,500
Accounting/legal: \$1,000
Total expenses: \$46,283

Net income: \$73,117
Listing price: \$1,099,222
Cap rate: 6.7%