

## 2415 Clarendon Rd, Brooklyn, NY 11226

No.	Unit	Bed	rent	Market Rent	Convert-max	tenant	Property Tax	\$19,729
1	(1) 1	3 BR 2 Bath	\$3,214	\$3,606.00	\$3,868		gas	\$7,500
2	(2) 2-F	1BR 1 Bath	\$2,565	\$2,584.00	\$2,885.00		Water & Sewer	\$4,200
3	(3) 2-R	1BR 1 Bath	\$1,265	\$2,584.00	\$2,885.00		Insurance	\$9,000
4	(4) 3-F	1BR 1 Bath	\$2,565	\$2,584.00	\$2,885.00		Repairs	\$10,000
5	(5) 3-R	2BR 1 Bath	\$2,565	\$2,885.00	\$2,885.00		Electirc	\$1,500
Monthly Income			\$12,174	\$14,243	\$15,408		Total Expense	\$51,929
Annual Income			\$146,088	\$170,916	\$184,896			
NOI		\$94,159.00						
Price		\$1,550,000.00						
CAP RATE		6.07%						
Market Income		\$170,916						
Market NOI		\$118,987.00						
CAP		7.68%						
Proj. Income		\$184,896						
Proj. NOI		\$132,967.00						
Proi. CAP		8.58%						