

# BUILDING FOR *Safe*



RENTAL BUILDING



25 UNITS



WALK TO 7 TRAIN



20,321 SQ FT

## PRIME LIC LOCATION

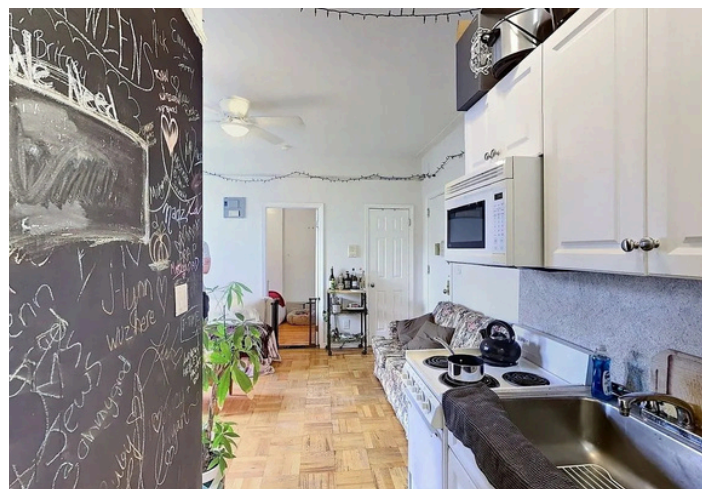
### **44-73 21st Street**

Charming walkup building.  
Fully leased with upside.  
Walkable neighborhood.  
Excellent investment  
opportunity.



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# RENT ROLL

UNIT	TYPE	RENT	EXP
A1	1BR RS	\$1,754.39	9-30-25
A2	1BR RS	\$1,383.78	9-30-26
A3	1BR	\$2,450.00	4-30-26
A4	1BR RS	\$1,657.05	12-31-25
A5	1BR RS	\$1,893.33	9-30-25
A6	1BR RS	\$1,926.75	9-30-25
B1	2BR	\$2,900.00	3-31-26
B2	2BR	\$3,295.00	7-31-25
B3	1BR RS	\$2,556.66	5-31-27
B4	1BR	\$2,600.00	5-31-27
B5	1BR RS	\$1,497.44	5-31-26
B6	1BR RS	\$2,049.49	6-30-26
C01	SIGN	\$200.00	8-31-28
C02	BSMT	\$485.00	8-31-28
C1	2BR	\$3,078.00	4-30-26
C2	2BR	\$2,725.00	12-31-25
C3	1BR RS	\$956.00	11-30-25
C4	1BR RS	\$1,327.87	9-30-25
C5	1BR RS	\$2,154.99	3-31-27
C6	1BR	\$2,875.00	2-28-27
D1	2BR	\$2,900.00	10-31-25
D2	2BR	\$2,990.00	4-20-27
D3	2BR	\$2,500.00	4-30-27
D4	1BR RS	\$2,223.68	12-31-25
D5	1BR RS	\$1,655.58	9-30-25
D6	1BR RS	\$2,278.09	6-30-26
TOTAL CURRENT ANNUAL:		\$651,757.20	

# EXPENSES

RENTING EXPENSES	
Commissions	\$5,350.00
Misc	\$1,532.30
ADMINISTRATIVE EXPENSES	
Management Fee	\$24,451.92
Legal Expenses	\$99.00
Telephone	\$200.00
Consulting Fees	\$400.00
Bank Charges	\$150.30
Misc	\$308.00
Holiday	\$1,300.00
Tax Return Fees	\$5,455.00
OPERATING EXPENSES	
Fuel	\$30,117.11
Gas Heat	\$638.23
Electricity	\$5,358.03
Water/Sewer	\$17,482.08
Exterminating	\$3,005.01
Misc	\$1,293.59
MAINTENANCE EXPENSES	
Protection Contracts	\$5,456.16
Repairs Material	\$9,687.57
Repairs	\$39,126.99
Decorating/Painting Supplies	\$2,075.55
Decorating/Painting Contract	\$4,695.00
Boiler Repairs & Contracts	\$12,394.46
Misc	\$215.40
Appliances	\$1,666.59
FA/Extinguishers/Sprinklers/Em	\$43.23
Janitorial Services/Supplies	\$1,192.81
Carpet Hardwood Flr/Furniture	\$980.00
Plumbing Repairs	\$517.16
Kitchen Cabinets/Renovations	\$4,090.64
TAXES & INSURANCE	
Real Estate Taxes	\$161,955.08
Rent Stabilization Fee	\$300.00
Insurance	\$20,681.14
<b>TOTAL:</b>	<b>\$362,218.35</b>

**TOTAL CURRENT NOI: \$289,538.85**