

**Address:** 101-14 39th Ave, Corona, NY 11368

**Property Type:** 8-Unit Mixed-Use (Built in 2012)

### 1. Annual Income Profile

Unit / Income Source	Monthly Rent	Annual Total
Medical Office (1st FI)	\$4,500	\$54,000
Residential (1st FI - 1BR)	\$2,533	\$30,396
Residential (Units 2-7 - 6 x 1BR)	\$11,250	\$135,000
T-Mobile Rooftop Lease	\$2,609	\$31,308
<b>Total Gross Operating Income (GOI)</b>	<b>\$22,559</b>	<b>\$270,704</b>

### 2. Annual Operating Expenses

Expense Item	Annual Cost
Real Estate Taxes (Current)	\$11,570
Property Insurance	\$5,000
Maint. / Management / Water / Utilities	\$10,000
<b>Total Operating Expenses</b>	<b>\$26,570</b>

### 3. Net Performance Indicators

- **Net Operating Income (NOI): \$244,134**
- **Expense Ratio: 9.8%** (Exceptional efficiency)
- **Capabilities: 6.42%**