

North Pearl Properties LLC									
611-620 North Pearl Street									
Albany, NY 12204									
	Beds	Security	Rent	MTM/Leased	Expenses				
611 North Pearl									
Apt 1	2	\$1,395.00	\$1,445.00	Leased	Property Taxes	\$26,278.10	(Assessment 2024- Reduction- letter in docs)		
Apt 2	2	\$650.00	\$1,400.00	Leased	Heat & Electric	\$7,636.98			
Apt 3	2	\$1,395.00	\$1,395.00	Leased	Water & Sewer	\$4,218.00			
Apt 4	2	\$1,495.00	\$1,495.00	Leased	Insurance	\$12,369.00	620	School 2024	7,137.98
Apt 5	2	\$1,295.00	\$1,395.00	MTM	Trash	\$3,888.00		City	4,875.31
Apt 6	2	\$1,295.00	\$1,335.00	MTM	Lawn & Snow	\$3,000.00			
Apt 7	1	\$1,095.00	\$1,095.00	Leased	Maintenance	\$1,500.00	611	School 2024	8,476.75
Apt 8	1	\$1,095.00	\$1,135.00	MTM				City	5,788.06
Apt 9	1	\$1,095.00	\$1,135.00	MTM		\$58,890.08			26,278.10
Apt 10	1	\$1,195.00	\$1,235.00	MTM					
Laundry			\$485.00						
			\$13,550.00	\$162,600.00	Net Income	\$254,729.92			
620 North Pearl									
Apt 1	2	\$1,495.00	\$1,495.00	Lease					
Apt 2	2	\$650.00	\$1,255.00	MTM					
Apt 3	2	\$1,195.00	\$1,295.00	MTM					
Apt 4	2	\$1,095.00	\$1,290.00	MTM					
Apt 5	1	\$1,095.00	\$1,095.00	Lease					
Apt 6	1	\$500.00	\$1,040.00	MTM					
Apt 7	1	\$950.00	\$1,040.00	MTM					
Apt 8	1	\$1,195.00	\$1,195.00	Lease					
Apt 9	1	\$995.00	\$1,120.00	MTM					
Apt 10	1	\$1,295.00	\$1,295.00	MTM					
Laundry			\$465.00						
			\$12,585.00	\$151,020.00					
		Total Gross	\$26,135.00	\$313,620.00					