

181 Montrose Ave LLC YEAR - Financials 2024					
Stagg Street Income					
Apt	Tenant	Apt Status	Monthly	Legal Max	Annual
Apt 1	Gevorkian	RS	\$2,940.70	\$2,940.70	\$35,288.40
Apt 2R	Carlton	RS	\$1,351.82	\$1,351.82	\$16,221.84
Apt 2L	Hernande	RS	\$1,417.31	\$1,417.31	\$17,007.72
Apt 3R	Grill	RS	\$1,468.00	\$1,468.00	\$17,616.00
Apt 3L	Mendez	RS	\$1,016.06	\$1,016.06	\$12,192.72
Apt 4R	Koo	RS	\$1,297.12	\$2,500.00	\$16,512.84
Apt 4L	Zotos	RS	\$1,879.55	\$1,879.55	\$22,554.60
TOTAL			\$11,370.56		\$137,394.12
Stagg Street Expenses					
Repairs					
New York Plumbing & Heating (Boiler	250		1171		
Reda Bikhit (Intercom Repairs)	760		1157		
Terminex (Termites)	342.97	AmEx			
Anthony B. Consulting	300		1158		
Home Depot	13.55	AmEx			
Nobman's Hardware	121.76	AmEx			
NYC Appliance Medic	76.21	AmEx			
Office Supplies					
Staples	32.56	AmEx			
Minuteman Press	87.94	AmEx			
	75	AmEx			
TOTAL					\$2,059.99
Maintenance					
John Mendez	1000		1156		
TOTAL					\$1,000.00
Utilities					
National Grid	3092.31		1154		
	1918.43		1160		
	312.21		1162		
	434.59		1164		
	134.02		1165		
	220		1167		
	754.68		1170		
TOTAL					\$6,866.24
Con Edison					
Jan	61.36				
Feb	75.13				
Mar	62.07				
Apr	63.19				
May	67.81				
	81.66				

Distributions					
Jan	5000		1149		
Mar	3000		1152		
Aug	10000	Cash			
Oct	4000	Cash			
Nov	3000	Cash			
	1700	Cash			
Dec	4000	Cash			NOI - \$101,731.30
	3500	Cash			
TOTAL				Cap Rate	7.27%