

443 Wyona St, Brooklyn, NY 11207							Expenses		Property Details	
No.	video link	Bed		Rent		Lease Exp			B/L	
1L	1L	2BR 1 Bath	FM	\$2,700.00	\$2,700.00	VACANT	Tax	\$10,654		3792-17
2R	1R	2BR 1 Bath	FM	\$2,700.00	\$2,700.00	VACANT	Heat - Gas	\$7,500	Lot	25 x 100
2L	2L	2BR 1 Bath	FM	\$1,750.00	\$2,700.00		Water & Sewer	\$6,000	Building	25 x 55
2R		2BR 1 Bath	RS	\$1,650.00	\$1,650.00		Insurance	\$7,500	Total Square FT	4,125
3L		2BR 1 Bath	RS	\$1,500.00	\$1,500.00	VACANT	Mgmt & Main	\$5,765	PPF	\$291
3R		2BR 1 Bath	RS	\$1,711.00	\$1,711.00	VACANT	Electric	\$1,200	Built	1930
							Super	\$2,400	Zoning	R6
Monthly				\$12,011.00	\$12,961.00		Total expenses	\$41,019		
Total Annual Income				\$144,132.00	\$155,532.00					
							NOTES			
NOI				\$103,113	\$114,513		0 HPD			
Purchase Price				\$1,200,000.00	\$1,200,000.00		0 DOB			
CAP RATE				8.59%	9.54%		Quiet building			
							Unit 2L moving to unit 3L			



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