

INCOME & EXPENSE SHEET					
PROPERTY ADDRESS : 2069 EAST 12TH ST, BROOKLYN NEW YORK 11229					
BUILDING SQUARE FOOTAGE : 18,700		RESIDENTIAL UNITS : 19		RENT STABILIZED UNITS : 19	
LOT SQUARE FOOTAGE : 6,243		COMMERCIAL UNITS : 0		RENT REGULATED UNITS : 0	
2024 RENT ROLL					
UNIT #	TENANT NAME	UNIT TYPE	SQUARE FOOTAGE APPROX.	MONTHLY RENT	CURRENT LEASE SPAN
A1		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,114.19	04/01/2023 - 04/01/2024
A2		2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,811.88	04/01/2023 - 04/01/2024
A3		2 BEDROOM	APPROX 700 - 800 SQ FT	\$2,000.00	10/01/2023 - 10/01/2024
A4		2 BEDROOM	APPROX 700 - 800 SQ FT	\$700.00	04/01/2023 - 03/31/2025 (DHCR RENT - \$1,500.00)
B1		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,756.00	10/01/2023 - 10/01/2024
B2		1 BEDROOM	APPROX 400 - 500 SQ FT	\$2,000.00	10/01/2024 - 10/01/2025
B3		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,306.98	04/01/2023 - 04/01/2024
B4		2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,428.26	04/01/2023 - 04/01/2024
B5		2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,362.39	04/01/2023 - 04/01/2024
C1		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,700.00	04/01/2023 - 04/01/2024
C2		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,455.66	04/01/2023 - 04/01/2024
C3		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,261.94	04/01/2023 - 04/01/2024
C4		2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,862.48	04/01/2023 - 04/01/2024
C5		2 BEDROOM	APPROX 700 - 800 SQ FT	\$2,168.00	10/01/2023 - 10/01/2024
D1		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,606.38	04/01/2023 - 03/31/2024
D2		1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,153.74	04/01/2023 - 04/01/2025
D3		1 BEDROOM	APPROX 400 - 500 SQ FT	\$2,000.00	08/01/2024 - 08/01/2025
D4		2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,494.15	04/01/2023 - 04/01/2024
D5		2 BEDROOM	APPROX 700 - 800 SQ FT	\$970.79	04/01/2023 - 04/01/2024
OTHER INFORMATION		2024 OPERATING EXPENSES		2024 INCOME	
UTILITIES INCLUDED	WATER & HEAT	PROPERTY TAXES 2024		\$41,462.88	MONTHLY REISDENTIAL INCOME
UTILITIES EXCLUDED	ELECTRICITY	PROPERTY INSURANCE		\$18,501.38	
TYPE	RENT STABILIZED	WATER BILL		\$18,174.03	MONTHLY COMMERCIAL INCOME
CURRENT OCCUPANCY	100%	HEATING (OIL DELIVERIES)		\$47,196.67	
AVERAGE VACANCIES	0%	CON EDISON (HALLWAY & BSMT ELECTRIC)		\$3,685.20	MONTHLY STORAGE INCOME
		NATIONAL GRID (GAS)		\$853.00	TOTAL MONTHLY GROSS INCOME
		MAINTENANCE & REPAIRS		\$7,100.00	
		SUPPLIES		\$2,881.19	TOTAL ANNUAL GROSS INCOME
		TOTAL EXPENSES BEFORE MANAGEMENT		\$139,854.35	
		TOTAL EXPENSES		\$139,854.35	TOTAL ANNUAL NET INCOME
					\$29,152.84
					\$0.00
					\$0.00
					\$29,152.84
					\$349,834.08
					\$209,979.73