

2145 Ocean Avenue				
Rent Roll				
Apartment Number	Rent	Lease Expiration	Status	Room
A1	\$1,212.45	11/30/25	Rent Stabilized	2 1/2
A2	\$1,121.12	10/14/25	Rent Stabilized/Senior Citizen/\$468.23	3
A3	\$1,496.25	8/31/25	Rent Stabilized	3
A4	\$0.00	Super / Rent Free	Rent Stabilized	4 1/2
A5	\$1,314.90	9/30/24	Rent Stabilized	3
A6	\$1,200.00	5/31/25	Rent Stabilized	3
A7	\$1,259.04	5/31/24	Rent Stabilized	3
A8	\$1,336.23	12/31/25	Rent Stabilized	3
A9	\$1,312.00	5/31/24	Rent Stabilized	3
A10	\$1,235.31	4/30/24	Rent Stabilized	2 1/2
B1	\$1,857.07	4/30/25	Rent Stabilized	4 1/2
B2	\$1,185.01	8/31/24	Rent Stabilized	3
B3	\$1,164.96	6/30/24	Rent Stabilized	3
B4	\$1,886.00	8/31/24	Rent Stabilized	4 1/2
B5	\$1,334.96	7/31/25	Rent Stabilized	3
B6	\$1,573.94	4/30/25	Rent Stabilized	3
B7	\$1,266.33	5/31/25	Rent Stabilized	3
B8	\$1,413.11	12/31/24	Rent Stabilized	3
B9	\$1,027.35	3/31/25	Rent Stabilized	4 1/2
B10	\$1,438.76	11/30/24	Rent Stabilized	3
C1	\$1,928.71	5/31/26	Rent Stabilized	4 1/2
C2	\$1,302.98	12/31/24	Rent Stabilized	3
C3	\$1,400.00	12/31/26	Rent Stabilized	3
C4	\$1,006.74	3/31/25	Rent Stabilized	4 1/2
C5	\$1,457.22	11/30/24	Rent Stabilized	3
C6	\$1,467.18	11/30/23	Rent Stabilized	3
C7	\$1,379.16	12/31/25	Rent Stabilized	3
C8	\$1,250.00	5/31/24	Rent Stabilized	3
C9	\$1,519.36	5/31/24	Rent Stabilized	4 1/2
C10	\$1,430.35	1/31/26	Rent Stabilized	3
D1	\$1,769.93	3/31/25	Rent Stabilized	4 1/2
D2	\$1,439.36	7/31/24	Rent Stabilized	3
D3	\$1,434.10	12/31/24	Rent Stabilized	3
D4	\$1,860.38	8/31/24	Rent Stabilized	4 1/2
D5	\$1,396.45	8/31/24	Rent Stabilized	3
D6	\$1,418.34	5/31/24	Rent Stabilized	3
D7	\$1,292.96	12/31/24	Rent Stabilized	3
D8	\$1,400.74	2/28/26	Rent Stabilized	3
D9	\$1,300.00	5/31/24	Rent Stabilized	4 1/2
D10	\$1,193.17	4/30/24	Rent Stabilized	3
Expenses	Cost			
Fuel	\$43,031.92			
Electricity	\$2,861.80			
Water and Sewer	\$33,764.48			
Insurance	\$17,954.11			
Payroll	\$9,000.00			
Maintenance and Repairs	\$19,964.95			
Real Estate Tax	\$84,572.51			
Total Costs				
Total Expense Cost	\$211,149.77			
Total Income Monthly	\$54,281.92			
Monthly Income * 12 Months	\$651,383.04			
Yearly Income - Expense Cost	\$440,233.27			