

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	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,164.64	November 1st 2025 - October 31st 2027	
A2	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,907.47	November 1st 2025 - October 31st 2027	
A3	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$2,060.00	November 1st 2025 - October 31st 2027	
A4	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$721.00	November 1st 2025 - October 31st 2027	
B1	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,900.00	November 1st 2025 - October 31st 2026	
B2	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$2,105.00	November 1st 2025 - October 31st 2027	
B3	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,339.00	November 1st 2025 - October 31st 2026	
B4	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,471.11	November 1st 2025 - October 31st 2027	
B5	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,423.98	November 1st 2025 - October 31st 2028	
C1	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,760.25	November 1st 2025 - October 31st 2026	
C2	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,533.44	November 1st 2025 - October 31st 2027	
C3	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,330.04	November 1st 2025 - October 31st 2027	
C4	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,960.60	November 1st 2025 - October 31st 2027	
C5	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$2265.56	November 1st 2025 - October 31st 2028	
D1	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,663.59	November 1st 2025 - October 31st 2026	
D2	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$1,216.43	November 1st 2025 - October 31st 2027	
D3	N/A	1 BEDROOM	APPROX 400 - 500 SQ FT	\$2,090.00	November 1st 2025 - October 31st 2028	
D4	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,556.39	November 1st 2025 - October 31st 2029	
D5	N/A	2 BEDROOM	APPROX 700 - 800 SQ FT	\$1,024.33	November 1st 2025 - October 31st 2027	
BSMT	OTHER INCOME		APPROX 1200 - 1300 SQ FT	\$2,000.00	N/A	
OTHER INFORMATION		OPERATING EXPENSES			2024 INCOME	
UTILITIES INCLUDED	WATER & HEAT	PROPERTY TAXES		\$54,348.76	MONTHLY RESIDENTIAL INCOME	\$28,866.53
UTILITIES EXCLUDED	ELECTRICITY	PROPERTY INSURANCE		\$17,000.00		
TYPE	RENT STABILIZED	WATER BILL		\$19,994.95	MONTHLY BSMT ( OTHER INCOME )	\$2,000.00
CURRENT OCCUPANCY	100%	HEATING ( OIL DELIVERIES )		\$35,000.00	MONTHLY STORAGE INCOME	\$0.00
AVERAGE VACANCIES	3%	CON EDISON ( HALLWAY & BSMT ELECTRIC )		\$4,220.63	TOTAL MONTHLY GROSS INCOME	\$30,866.53
BUILDING MANAGEMENT	GREY AREA MANAGEMENT LLC GREYAREAMANAGEMENTLLC@GMAIL.COM (347) 675-0116	NATIONAL GRID ( GAS )		\$614.40		
		MAINTENANCE & REPAIRS ( COSTS COVERED BY SUPER LABOR )		\$0.00		
		SUPPLIES ( APPROX )		\$2,000.00		
		TOTAL EXPENSES BEFORE MANAGEMENT		\$133,178.74		
		PROPERTY MANAGEMENT ( 0% )		\$0.00 self managed		
		TOTAL EXPENSES	\$133,178.74	TOTAL ANNUAL GROSS INCOME	\$362,727.24	
				TOTAL ANNUAL NET INCOME	\$229,548.50	