

188 Beach 123rd Street

Conservative Investor Underwriting

Rockaway Beach, NY

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Company: Keller Williams Realty

Detailed Rent Roll

Unit Type	Units	Monthly Rent (Each)	Total Monthly	Annual Income
1 Bedroom	2	\$2,800	\$5,600	\$67,200
2 Bedroom	3	\$3,200	\$9,600	\$115,200
Studio	1	\$2,600	\$2,600	\$31,200
Total	6		\$17,800	\$213,600

Operating Expenses

Taxes	\$17,236.48
Insurance	\$12,000
Fuel (Heat)	\$4,000
Water / Sewer	\$6,000
Vacancy (5%)	\$10,680
Maintenance Reserve (5%)	\$10,680
Total Operating Expenses	\$60,596.48

Net Operating Income & Cap Rate

Net Operating Income (NOI)	\$153,003.52
List Price	\$2,479,999
Capitalization Rate	6.17%

This financial summary is provided for informational purposes only. All figures are based on pro forma estimates and underwriting assumptions. Buyers are encouraged to conduct independent due diligence.