



HOWARD HANNA
RAND REALTY

PROFIT AND LOSS

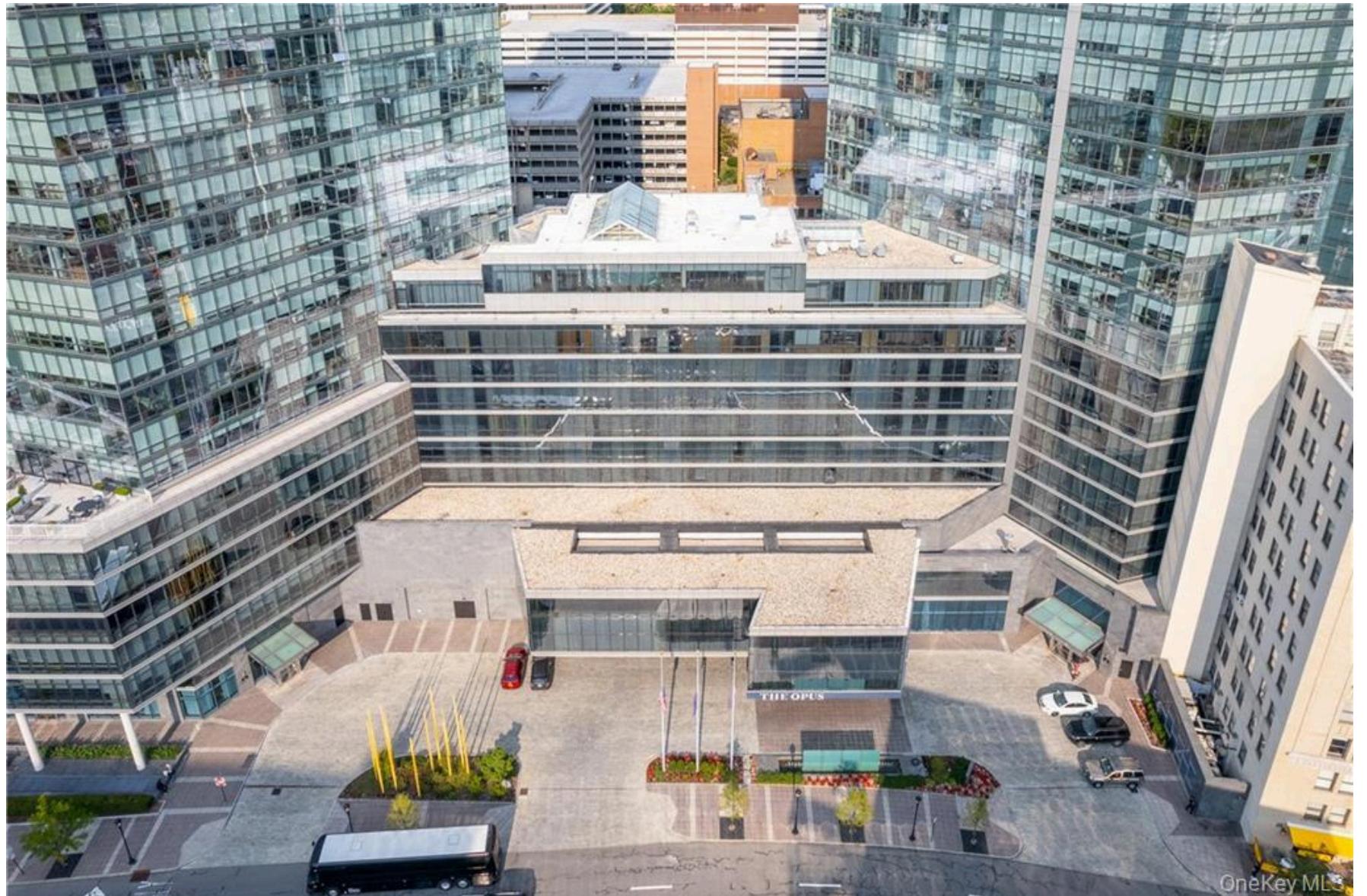
**8 LUXURY UNITS - Renaissance Residential Units
WHITE PLAINS, NEW YORK**

Presented by: John Oliveri

EXECUTIVE SUMMARY

I am pleased to present an exclusive investment opportunity at the distinguished Renaissance Square in White Plains, NY - the complete 10th Floor portfolio, encompassing eight expertly remodeled condominium residences.

This offering represents a rare chance to acquire a full floor in one of Westchester County's premier luxury buildings providing stable rental income and strong long term appreciation potential.



Priced at \$5.4M

REVENUE OVERVIEW

(8) One Bedroom Units	Projected Monthly Rents	
Unit 10A - \$5,500.00	Unit 10B - \$6,000.00	Unit 10C - \$5,800.00
Unit 10D - \$5,800.00	Unit 10E - \$5,600.00	Unit 10F - \$5,800.00
Unit 10G - \$5,600.00	Unit 10H - \$6,450.00	

Total Projected Annual Revenue:

\$630,600.00

OPERATING EXPENSES

Total Annual Operating Expenses: \$243,001

Expense Category	Amount	Total (%) of Income
Gross Annual Common Charges	\$138,662.00	24.8%
Gross Annual Taxes	\$83,819.00	15%
Gross Annual Electric	\$9,600.00	.15%
Gross Annual Insurance	\$10,920.00	.17%

NET PROFIT/LOSS

Gross Annual Income: **\$630,600.00**

Gross Annual Expense: **\$243,001.00**

Net Gross Profit (minus any debt service): **\$387,599.00**



HOWARD HANNA
RAND REALTY



THANK YOU



Presented by: John Oliveri
John.Oliveri@RandRealty.com
914.715.7878 Mobile



