



**HOWARD HANNA**  
RAND REALTY

# **PROFIT AND LOSS**

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

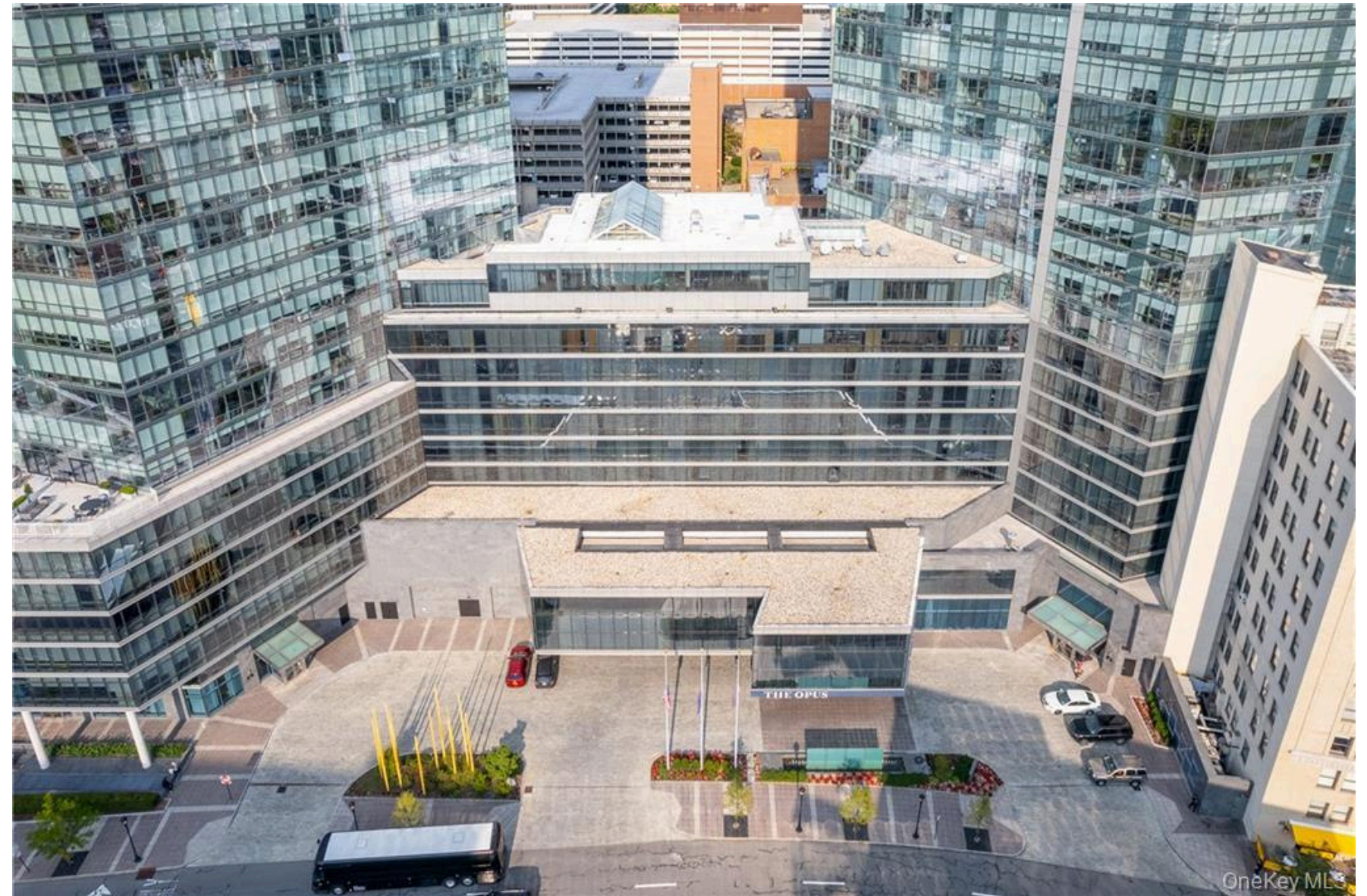
**Presented by: John Oliveri**



# EXECUTIVE SUMMARY

I am pleased to present an exclusive investment opportunity at the distinguished Renaissance Square in White Plains, NY - the complete 10<sup>th</sup> 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**

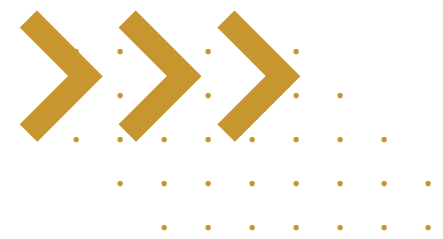
**Gross Annual Expense:      \$243,001.00**

**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**



