Apt	Current Monthly Rent	Yearly Rent	Lease Renewal	Projected Monthly Rent	Projected Yearly Rent
1F - 1 Bedroom	$1,818.68	$21,824.16	6/1/2026	$1,873.24	$22,478.88
1R - 1 Bedroom	$1,351.87	$16,222.44	2/1/2028	$1,412.70	$16,952.45
2F - 1 Bedroom	$1,984.81	$23,817.72	11/1/2026	$2,044.35	$24,532.25
2R - 1 Bedroom	$1,808.00	$21,696.00	9/1/2027	$1,889.36	$22,672.32
3F - 1 Bedroom	$1,830.00	$21,960.00	9/21/2026	$1,884.90	$22,618.80
3R - 1 Bedroom	$2,173.90	$26,086.80		$2,239.12	$26,869.40
Total	**$10,967.26**	**$131,607.12**		**$11,343.68**	**$136,124.11**

Annual Expenses	
Property Taxes 2025/2026	$19,303.44
Property Registration Fee 2025	$13.00
ConEd Electricity for common areas 2025	$1,163.18
Oil Bill 2025	$10,028.38
Burner Service/Clean/Inspection 2025	$381.06
Water Bill 2025	$1,067.04
Insurance 2025	$4,701.48
Total	**$36,657.58**

36-25 30 Street
Astoria, NY 11106
6 Family
Block 599, Lot 21

Currently Vacant

Monthly Total	$10,967.26
Yearly Total	$131,607.12
Net Income	$94,949.54

Current plus lease renewals in 2026

Monthly Total	$11,136.26
Yearly Total	$133,635.18
Net Income	$96,977.60