

### 37-40 103rd Street Building Net Operating Income Statement

All Tenants pay own electricity and gas direct meter, owner pays DEP water bill

Tax Block 1768 Lot 1101-1103-1105-1107-1109-1111 5 Units

By Jack Fang - 02/26/2026

Item No.	Unit/Apt. No.	Tax Lot	Tenant	Monthly Rent	Leasae	Annual Property Property Tax	Memo
1	S1A Store	1101	Elvis Tejada	\$8,740.00 <i>new 12/1/2025</i>	11/29/2014 - 11/30/2029	\$9,448.40	
2	2A	1103	Pedro Gallardo Elvia Zetin	\$2,150.00 <i>new 1/1/2026</i>	12/1/2014 <i>Month-by-Month</i>	\$174.16	
3	2B	1105	Jose Lazo Enma Tixi Lazo	\$2,300.00 <i>new 1/1/2026</i>	12/1/2014 <i>Month-by-Month</i>	\$185.52	
4	3A	1107	Fanny Montero	\$2,350.00 <i>new 1/1/2026</i>	6/1/2022 <i>Month-by-Month</i>	\$179.76	
5	3B	1109	Cristian Orellana Jacqueline Chan	\$2,200.00 <i>new 1/1/2026</i>	1/1/2022 <i>Month-by-Month</i>	\$179.76	
6	4A	1111	Cruz Ocotero	\$2,750.00 <i>new 1/1/2026</i>	4/1/2016 <i>Month-by-Month</i>	\$168.40	
7	<b>Income/Credit</b>						
			Monthly Rental Sub-total	\$20,490.00			
			<b>Annual Income Rental Sub-total</b>	<b>\$245,880.00</b>			
8	<b>Expenses/Debit</b>						
					Annual Property Tax Sub-total:	\$10,336.00	
					Annual Insurance, Water and Utility Bill, and Building Cleaner Fee Sub-total:	\$13,100.00	
					<b>Annual Expenses Sub-total</b>	<b>\$23,436.00</b>	
9	<b>Annual NOI/ Net Operating Income</b>			<b>\$222,444.00</b>			
	<i>( item E29 less Item G36)</i>						