45-12 111 St, Corona NY

TEAMS 111 LLC

Exepenses

	2026	2027 (+20%)	2028 (+40%)	2029 (+60%)	2030 (+80%)	2031(100%)
Property Tax	$ 1,421.00	$ 13,612.00	$ 18,488.00	$ 25,803.00	$ 50,183.00	$ 54,190.00
Insurance	$ 4,320.00	$ 4,320.00	$ 4,320.00	$ 4,320.00	$ 4,320.00	$ 4,320.00
Water	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00
Total Expenses	$ 13,741.00	$ 25,932.00	$ 30,808.00	$ 38,123.00	$ 62,503.00	$ 66,510.00

Apt #	Bedrm	Bathrm	Sqft	Rent	Rent	Rent	Rent (+3%)	Rent (+ 3%)	Market Rent
1F	1	1	625	$ 1,305.00	$ 1,305.00	$ 1,305.00	$ 1,344.00	$ 1,384.00	$ 2,200.00
1R	1	1	625	$ 2,090.00	$ 2,090.00	$ 2,090.00	$ 2,152.00	$ 2,217.00	$ 2,200.00
2nd Floor	3	2	1250	$ 2,400.00	$ 2,400.00	$ 2,400.00	$ 2,472.00	$ 2,546.00	$ 3,500.00
3F	1	1	625	$ 2,050.00	$ 2,050.00	$ 2,050.00	$ 2,111.00	$ 2,174.00	$ 2,200.00
3R	1	1	625	$ 1,835.00	$ 1,835.00	$ 1,835.00	$ 1,890.00	$ 2,200.00	$ 2,200.00
4F	1	1	625	$ 1,805.00	$ 1,805.00	$ 1,805.00	$ 1,859.00	$ 2,200.00	$ 2,200.00
4R	1	1	625	$ 1,800.00	$ 1,800.00	$ 1,800.00	$ 1,854.00	$ 2,200.00	$ 2,200.00
Total Rent /Monthly				$ 13,285.00	$ 13,285.00	$ 13,285.00	$ 13,682.00	$ 14,921.00	$ 16,700.00
Total Rent /Yearly				$ 159,420.00	$ 159,420.00	$ 159,420.00	$ 164,184.00	$ 179,052.00	$ 200,400.00
Expenses/Yearly				$ 13,741.00	$ 25,932.00	$30,808.00	$38,123.00	$62,503.00	$66,510.00
NOI				**$ 145,679.00**	**$133,488.00**	**$128,612.00**	**$129,061.00**	**$116,549.00**	**$133,890.00**
Propety Value @4%				$ 3,641,975.00	$ 3,337,200.00	$ 3,215,300.00	$ 3,226,525.00	$ 2,913,725.00	$ 3,347,250.00
Propety Value @5%				$ 2,913,580.00	$ 2,669,460.00	$ 2,572,240.00	$ 2,581,200.00	$ 2,330,980.00	$ 2,667,800.00
Propety Value @6%				$ 2,444,650.00	$ 2,224,800.00	$ 2,143,533.00	$ 2,151,016.00	$1,942,483.00	$ 2,231,500.00