

Executive Financial Summary

Property Details

| ADDRESS | 67 Ludlow Street |
|--------------------|------------------|
| OFFERING PRICE | \$3,300,000 |
| RESIDENTIAL UNITS | 20 |
| COMMERCIAL UNITS | 1 |
| FLOORS | 6 |
| YEAR BUILT | 1900 |
| BUILDING DIMENSION | 25'X67' |
| BLOCK & LOT | 408-20 |
| CURRENT CAP RATE | 6.50% |
| PRICE PER UNIT | \$157,143 |
| CURRENT GRM | 8.95x |

Operating Expenses

| PROPERTY TAXES | \$85,785.00 |
|-----------------------|---------------------|
| WATER & SEWER | \$13,992.82 |
| INSURANCE | \$14,657.34 |
| GAS & ELECTRIC | \$32,109.02 |
| MAINTENANCE | \$7,500.00 |
| TOTAL EXPENSES | \$154,044.18 |

Net Operating Income

| | MONTHLY | ANNUAL |
|-----------------------------|--------------------|---------------------|
| GROSS RESIDENTIAL RENT | \$24,171.75 | \$290,061.00 |
| GROSS COMMERCIAL RENT | \$6,556.36 | \$78,676.32 |
| GROSS TOTAL INCOME | \$30,728.11 | \$368,737.32 |
| PROPERTY TAXES | \$7,148.75 | \$85,785.10 |
| OPERATING EXPENSES | \$5,688.26 | \$68,259.18 |
| TOTAL EXPENSES | \$12,837.01 | \$154,044.18 |
| NET OPERATING INCOME | \$17,891.10 | \$214,693.20 |