

949 OGDEN AVENUE INCOME & EXPENSES AS OF 9/2025							
APT	Code	Tenant Name	Notes	Current Rent	Prefererential	Monthly Total	Year Total
1A	S8	tenant	1 Bd	\$1,537.01	-\$98.23	\$1,438.78	\$17,265.36
1C	S8	tenant	2 Bd	\$1,483.30		\$1,483.30	\$17,799.60
1D	S8	tenant	2 Bd	\$2,003.29	-\$77.97	\$1,925.32	\$23,103.84
2A	RS	tenant	1 Bd	\$1,543.55	-\$170.44	\$1,373.11	\$16,477.32
2B	S8	tenant	3 Bd	\$2,631.39		\$2,631.39	\$31,576.68
2C	S8	tenant	1 Bd	\$1,617.08	-\$200.14	\$1,416.94	\$17,003.28
2D	S8	tenant	2 Bd	\$1,869.14	-\$312.30	\$1,556.84	\$18,682.08
2E	S8	tenant	1 Bd	\$2,074.38	-\$411.75	\$1,662.63	\$19,951.56
3A	S8	tenant	1 Bd	\$1,209.03		\$1,209.03	\$14,508.36
3B	S8	tenant	3 Bd	\$2,205.99		\$2,205.99	\$26,471.88
3C	RS	tenant	1 Bd	\$1,130.92		\$1,130.92	\$13,571.04
3D	RS	tenant	2 Bd	\$1,734.82		\$1,734.82	\$20,817.84
3E	S8	tenant	1 Bd	\$1,476.62		\$1,476.62	\$17,719.44
4A	RS	tenant	1 Bd	\$1,592.51	-\$54.65	\$1,537.86	\$18,454.32
4B	S8	tenant	3 Bd	\$2,889.42	-\$938.46	\$1,950.96	\$23,411.52
4C	S8	tenant	1 Bd	\$1,793.69		\$1,793.69	\$21,524.28
4D	RSS8	tenant	2 Bd	\$1,658.54		\$1,658.54	\$19,902.48
4E	S8	VACANT	1 Bd	\$1,630.80		\$1,630.80	\$19,569.60
5A	S8	tenant	1 Bd	\$1,487.59	-\$75.53	\$1,412.06	\$16,944.72
5B	S8	tenant	3 Bd	\$2,043.57		\$2,043.57	\$24,522.84
5C	-	tenant	1 Bd	\$1,744.15		\$1,744.15	\$20,929.80
5D	HPD	tenant	2 Bd	\$2,111.85	-\$492.88	\$1,618.97	\$19,427.64
5E	RS	tenant	1 Bd	\$1,456.02		\$1,456.02	\$17,472.24
BSMT	RS	VACANT	1 Bd	\$1,500.00		\$1,500.00	\$18,000.00
CHURCH	COMM	9/28 EXPIRES		\$1,664.00		\$1,664.00	\$19,968.00
DELI	COMM	5/28 EXPIRES		\$3,190.72		\$3,190.72	\$38,288.64
				Current Legal Rent	Prefererential	ACTUAL RENT	Year Total
		GROSS INCOME		\$47,279.38	-\$2,832.35	\$44,447.03	\$533,364.36
EXPENSES		Taxes	\$92,496.00		NOI	\$274,217.36	
		Insurance	\$50,000.00		CAP RATE	8.57%	
		Water	\$30,842.00				
		Maintenance	\$32,500.00	Includes Super \$600/Mth			
		Heating	\$53,309.00				
			\$259,147.00				