95 Grant Street, Rye Brook, NY

Rent Roll & Income / Expense Pro Forma

RENT ROLL

Unit	Type	Bed	Bath	SF	Monthly Rent	Annual Rent	Lease Expiration	Parking	Notes
Unit 1 – 1st Floor	Residential	1	1		$2,700.00	$32,400	Mo-Mo	1 Car	Tenant pays gas & electric
Unit 2 – 1st Floor	Residential	1	1		$2,700.00	$32,400	Mo-Mo	–	Tenant pays gas & electric
Unit 3 – 2nd Floor	Residential	3	1		$4,100.00	$49,200	Mo-Mo	1 Car	Tenant pays gas & electric
Unit 4 – 3rd Floor	Residential	1	1		$2,200.00	$26,400	Mo-Mo	1 Car	Landlord pays gas; tenant pays electric
TOTAL				**0**	**$11,700**	**$140,400**			

INCOME & EXPENSE PRO FORMA

INCOME	
Unit 1 – 1st Floor (1BR)	$32,400
Unit 2 – 1st Floor (1BR)	$32,400
Unit 3 – 2nd Floor (3BR)	$49,200
Unit 4 – 3rd Floor (1BR)	$26,400
Gross Potential Income	**$140,400**
Less: Vacancy & Credit Loss (3%)	($4,212)
Effective Gross Income (EGI)	**$136,188**

OPERATING EXPENSES	
Property Taxes (2025-26)	$24,680.34
Property Insurance	$5,000.00
Gas (Tenant-Paid)	$0.00
Electric (Tenant-Paid)	$0.00
Water	$2,400.00
Management Fee (5% of EGI)	$6,809.40
Total Operating Expenses	**$38,890**

NET OPERATING INCOME (NOI)	$97,298

Asking Price	**$1,400,000**
Cap Rate (NOI / Asking Price)	**6.9%**

All units are month-to-month. NOI reflects actual in-place rents. Repairs/Maintenance and heat (gas) were not itemized in the source valuation and are shown at $0 — confirm with seller financials. Figures link live to the Rent Roll above.

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