

ANNUAL RENT ROLL/OPERATING STATEMENT (2024)

PROPERTY ADDRESS: 65 Broadway, Kingston, NY 12401

RENT

Unit #1 1st Floor Storefront \$31,824 W/3% increase per yr. (Lease expires June 1st 2032, *with 5 year option*)

Unit #2 2nd Floor Apartment (Vacant – See Pro-forma)

Unit #3 3rd Floor Apartment \$15,960 (Lease expires May 31st 2025)

EXPENSES

Real Estate Taxes \$15,682 Utilities NA

Insurance \$5,436

Water/Sewer \$2,500 Garbage/Snow Removal NA Repairs & Maintenance \$2,500

Landscaping: \$500

Total : \$26,618