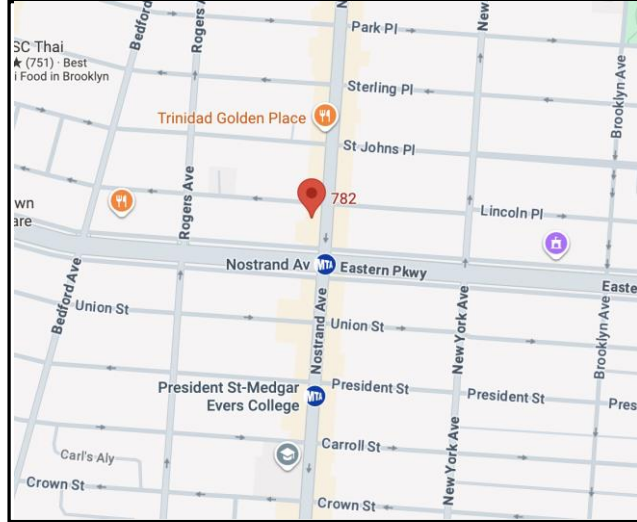


782 LINCOLN PLACE, BROOKLYN

OFFERING PRICE: \$1700000



	1261 / 32
	35 x 100
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	2 67

125%	1
875%	5
0%	0
	2
	8

Acquisition Metrics

Acquisition Cap Rate (In Place)	640%
Net Operating Income	\$108660
Price Per Unit	\$283,333
Commercial % of Gross Revenue	N/A
Tax % of Gross Income	89%

Income/Expense Summary

Income: In-Place

	Total	Total
Residential Income	\$144647	
Commercial Income B	\$12000	
Commercial Income A (Proforma)	\$12000	
Coin Operated Washers	\$4000	
Tax Reimbursements	\$0	
Utility Reimbursements	\$0	
Vacancy (4% Resi, 3% Comm)	\$0	
Total Annual Revenue	\$172647	

Expenses

	Total	Notes
Real Estate Taxes (26/27)	\$20812	
Utilities	\$10575	
Repairs & Maintenance	\$7000	
Water and Sewer	\$8500	
Insurance	\$12000	
Cleaning	\$3600	
Misc Operating Expenses	\$1500	
Total Annual Expenses	\$63987	

Residential

Unit #	Unit Status	Beds	Baths	Notes	Lease Exp.	Current Rent	
1L	RS	1	1		12/31/26	\$117868	
1R	RS	1	1		6/30/27	\$135371	
2L	FM	1	1		12/31/26	\$320000	
2R	RS	1	1		12/31/26	\$122578	
3L	RS	1	1		12/31/26	\$108408	
3R	RS	1	1		12/31/26	\$92320	
4L	RS	1	1		8/30/26	\$142158	
4R	RS	1	1		12/31/26	\$166686	
					Total Monthly Income	\$12054	
					Gross Annual Income	\$144647	



Commercial ProForma Rent Assumptions

Toggle	Proforma 1	Proforma 2	Proforma 3
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			
Flat Rent			

Resi ProForma Rent Assumptions

Beds	Proforma 1	Proforma 2	Proforma 3
0	\$3000		
1			
2			
3			
4			
5			
Rent Growth			
FM		3%	
RS		3%	
RC		0%	
Commercial		3%	

		Reim	
Unit #	Tenant	Tax Base Year	Base Year \$

Unit #	Unit Status	Planned Capex
319 - 1A	FM	
319 - 1B	FM	
319 - 1C	FM	
319 - 2A	RS	
319 - 2B	RS	
319 - 2C	FM	
319 - 2D	RS	
319 - 3A	FM	
319 - 3B	RS	
319 - 3C	RS	
319 - 3D	RS	
319 - 4A	FM	
319 - 4B	FM	
319 - 4C	RS	
319 - 4D	RS	

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OM INPUTS								
Commercial								
Reimbursements (Annual)								
% Above	Amount	Utilities	Square Feet	Lease Exp.	Current Rent			ProForma 1
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000
	\$0							\$000

Residential								
Legal Status per RR	Beds	Baths	Square Feet	Lease Exp.	Current Rent	"Legal Rent"	Difference	ProForma 1
DC	0	1		31/08/2025	\$130000	\$360000	\$230000	\$300000
DC	0	1		30/09/2025	\$267500	\$287500	\$20000	\$300000
DC	0	1		Vacant				\$300000
RS	0	1		30/11/2026	\$213124	\$324480	\$111356	\$213124
RS	0	1		30/09/2025	\$87152	\$87152	\$000	\$87152
DC	0	1		31/07/2025	\$240000	\$310000	\$70000	\$300000
RS	0	1		19/07/2026	\$80224	\$80224	\$000	\$80224
DC	0	1		30/11/2025	\$235000	\$310000	\$75000	\$300000
RS	0	1		31/01/2026	\$165878	\$208666	\$42788	\$165878
RS	0	1		28/02/2026	\$81231	\$81231	\$000	\$81231
RS	0	1		31/10/2025	\$215703	\$215703	\$000	\$215703
DC	0	1		31/03/2025	\$190000	\$290000	\$100000	\$300000
DC	0	1		31/08/2025	\$230000	\$310000	\$80000	\$300000
RS	0	1		31/07/2025	\$218907	\$218907	\$000	\$218907
RS	0	1		31/01/2026	\$219818	\$226394	\$6576	\$219818

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\$000
\$000
\$000
\$000
\$000
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\$000
\$000
\$000

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ProForma 2	ProForma 3	Arrears	Notes
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$000	\$000		

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ProForma 2	ProForma 3	Arrears	Notes
\$000	\$000		
\$000	\$000		
\$000	\$000		
\$213124	\$213124		
\$87152	\$87152		
\$000	\$000		
\$80224	\$80224		
\$000	\$000		
\$165878	\$165878		
\$81231	\$81231		
\$215703	\$215703		
\$000	\$000		
\$000	\$000		
\$218907	\$218907		
\$219818	\$219818		

UNDERWRITING DRIVERS

Initial Rent (Input)	Initial Rent	Turnover Year	New Rent (Input)
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1
Current Rent			ProForma 1

Current Rent	\$1300	2	ProForma 1
Current Rent	\$2675	2	ProForma 1
ProForma 1	\$3000	2	ProForma 1
Current Rent	\$2131		ProForma 1
Current Rent	\$872		ProForma 1
Current Rent	\$2400	2	ProForma 1
Current Rent	\$802		ProForma 1
Current Rent	\$2350	2	ProForma 1
Current Rent	\$1659		ProForma 1
Current Rent	\$812		ProForma 1
Current Rent	\$2157		ProForma 1
Current Rent	\$1900	2	ProForma 1
Current Rent	\$2300	2	ProForma 1
Current Rent	\$2189		ProForma 1
Current Rent	\$2198		ProForma 1

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\$1727	
\$1900	2
\$1795	2
\$2300	2
\$2350	2
\$2100	2
\$1176	
\$2565	2
\$1975	2
\$1983	2
\$2100	2
\$727	
\$2298	2
\$2381	
\$2140	2
\$2250	2
\$828	
\$2150	2
\$2510	2
\$2175	2
\$1900	2
\$1632	
\$1943	
\$1900	2

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	FM	\$52317	\$72000	\$74160	\$76385	\$78676	\$81037	\$83468	\$85972	\$88551	\$91207
	RS	\$23236	\$23933	\$24651	\$25391	\$26153	\$26937	\$27745	\$28578	\$29435	\$30318
	RC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$3000	FM	\$1300	\$3000	\$3090	\$3183	\$3278	\$3377	\$3478	\$3582	\$3690	\$3800
\$3000	FM	\$2675	\$3000	\$3090	\$3183	\$3278	\$3377	\$3478	\$3582	\$3690	\$3800
\$3000	FM	\$3000	\$3000	\$3090	\$3183	\$3278	\$3377	\$3478	\$3582	\$3690	\$3800
	RS	\$2131	\$2195	\$2261	\$2329	\$2399	\$2471	\$2545	\$2621	\$2700	\$2781
	RS	\$872	\$898	\$925	\$952	\$981	\$1010	\$1041	\$1072	\$1104	\$1137
\$3000	FM	\$2400	\$3000	\$3090	\$3183	\$3278	\$3377	\$3478	\$3582	\$3690	\$3800
	RS	\$802	\$826	\$851	\$877	\$903	\$930	\$958	\$987	\$1016	\$1047
\$3000	FM	\$2350	\$3000	\$3090	\$3183	\$3278	\$3377	\$3478	\$3582	\$3690	\$3800
	RS	\$1659	\$1709	\$1760	\$1813	\$1867	\$1923	\$1981	\$2040	\$2101	\$2164
	RS	\$812	\$837	\$862	\$888	\$914	\$942	\$970	\$999	\$1029	\$1060
	RS	\$2157	\$2222	\$2288	\$2357	\$2428	\$2501	\$2576	\$2653	\$2732	\$2814
\$3000	FM	\$1900	\$3000	\$3090	\$3183	\$3278	\$3377	\$3478	\$3582	\$3690	\$3800
\$3000	FM	\$2300	\$3000	\$3090	\$3183	\$3278	\$3377	\$3478	\$3582	\$3690	\$3800
	RS	\$2189	\$2255	\$2322	\$2392	\$2464	\$2538	\$2614	\$2692	\$2773	\$2856
	RS	\$2198	\$2264	\$2332	\$2402	\$2474	\$2548	\$2625	\$2703	\$2785	\$2868

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Year 11	Year 12	Year 13	Year 14	Year 15
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0

\$93944	\$96762	\$99665	\$102655	\$105734
\$31227	\$32164	\$33129	\$34123	\$35147
\$0	\$0	\$0	\$0	\$0
\$3914	\$4032	\$4153	\$4277	\$4406
\$3914	\$4032	\$4153	\$4277	\$4406
\$3914	\$4032	\$4153	\$4277	\$4406
\$2864	\$2950	\$3039	\$3130	\$3224
\$1171	\$1206	\$1243	\$1280	\$1318
\$3914	\$4032	\$4153	\$4277	\$4406
\$1078	\$1110	\$1144	\$1178	\$1213
\$3914	\$4032	\$4153	\$4277	\$4406
\$2229	\$2296	\$2365	\$2436	\$2509
\$1092	\$1124	\$1158	\$1193	\$1229
\$2899	\$2986	\$3075	\$3168	\$3263
\$3914	\$4032	\$4153	\$4277	\$4406
\$3914	\$4032	\$4153	\$4277	\$4406
\$2942	\$3030	\$3121	\$3215	\$3311
\$2954	\$3043	\$3134	\$3228	\$3325

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			Year	Date Month Year
Assumptions			Revenue	
Model Inputs			FM Residential Income	
Hold Period (months)		60	RS Residential Income	
			RC Residential Income	
Expenses			Commercial Income	
			Tax Reimbursements	
Expense Growth		3%	Utility Reimbursements	
Tax Growth		3%	Residential Vacancy	
Residential Vacancy		4%	Commercial Vacancy	
Commercial Vacancy		3%	Total Revenue	
Acquisition Costs			Expenses	
Purchase Price		\$1700000	Real Estate Taxes	
CapEx	00%	\$0	Fuel/Gas	
Apartments		\$0	Repairs & Maintenance	
Common Areas		\$0	Water and Sewer	
Security/Intercom		\$0	Payroll	
Plumbing		\$0	Management Fee	
Electric		\$0	Insurance	
Roof		\$0	Super	
Miscellaneous		\$0	Elevator	
Mansion Tax	01%	\$0	Electric	
Broker Fee	3%	\$51000	Total Expenses	
Title/Survey	053%	\$9010	Net Operating Income	
Legal		\$50000	Acquisition Price	
Operating Reserve	15x Rent Roll	\$113329	CapEx	
Financing Assumptions			Closing Costs	
Loan Calculation/Type	LTV	Interest Only	Operating Reserve	
LTV / DSCR Constraints	65%	130x	Sales Proceeds	
			Unlevered Net Cash Flow	

Proceeds	65%	\$1105000
Interest Rate		6000%
Interest Only Period (Months)		12
Loan Term (Months)		60
Amortization (Years)		30
Financing Fee	1%	\$11050
Mortgage Recording Tax	28%	\$30940
Mortgage Broker Fee	1%	\$11050

Loan Draw
 Closing Costs
 Principal
 Interest
 Loan Payoff
Levered Net Cash Flow

Exit Assumptions		
Exit Cap Rate		5%
NOI	F12	#REF!
Sale Price		#REF!
Closing Costs	N/A	#REF!
Broker Fee	25%	#REF!
Taxes	25%	#REF!
Legal	05%	#REF!
Other 1		
Other 2		
Other 3		

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Period	Payment	Interest	Principal	Balance	Annual Rate
0				\$1105000	
1	\$6625	\$5525	\$0	\$1105000	6000%
2	\$6625	\$5525	\$0	\$1105000	6000%
3	\$6625	\$5525	\$0	\$1105000	6000%
4	\$6625	\$5525	\$0	\$1105000	6000%
5	\$6625	\$5525	\$0	\$1105000	6000%
6	\$6625	\$5525	\$0	\$1105000	6000%
7	\$6625	\$5525	\$0	\$1105000	6000%
8	\$6625	\$5525	\$0	\$1105000	6000%
9	\$6625	\$5525	\$0	\$1105000	6000%
10	\$6625	\$5525	\$0	\$1105000	6000%
11	\$6625	\$5525	\$0	\$1105000	6000%
12	\$6625	\$5525	\$0	\$1105000	6000%
13	\$6625	\$5525	\$1100	\$1103900	6000%
14	\$6625	\$5519	\$1106	\$1102794	6000%
15	\$6625	\$5514	\$1111	\$1101683	6000%
16	\$6625	\$5508	\$1117	\$1100567	6000%
17	\$6625	\$5503	\$1122	\$1099445	6000%
18	\$6625	\$5497	\$1128	\$1098317	6000%
19	\$6625	\$5492	\$1133	\$1097183	6000%
20	\$6625	\$5486	\$1139	\$1096044	6000%
21	\$6625	\$5480	\$1145	\$1094899	6000%
22	\$6625	\$5474	\$1151	\$1093749	6000%
23	\$6625	\$5469	\$1156	\$1092593	6000%
24	\$6625	\$5463	\$1162	\$1091430	6000%
25	\$6625	\$5457	\$1168	\$1090263	6000%
26	\$6625	\$5451	\$1174	\$1089089	6000%
27	\$6625	\$5445	\$1180	\$1087909	6000%
28	\$6625	\$5440	\$1185	\$1086724	6000%
29	\$6625	\$5434	\$1191	\$1085532	6000%
30	\$6625	\$5428	\$1197	\$1084335	6000%
31	\$6625	\$5422	\$1203	\$1083132	6000%
32	\$6625	\$5416	\$1209	\$1081922	6000%
33	\$6625	\$5410	\$1215	\$1080707	6000%
34	\$6625	\$5404	\$1221	\$1079485	6000%

35	\$6625	\$5397	\$1228	\$1078258	6000%
36	\$6625	\$5391	\$1234	\$1077024	6000%
37	\$6625	\$5385	\$1240	\$1075784	6000%
38	\$6625	\$5379	\$1246	\$1074538	6000%
39	\$6625	\$5373	\$1252	\$1073286	6000%
40	\$6625	\$5366	\$1259	\$1072027	6000%
41	\$6625	\$5360	\$1265	\$1070762	6000%
42	\$6625	\$5354	\$1271	\$1069491	6000%
43	\$6625	\$5347	\$1278	\$1068213	6000%
44	\$6625	\$5341	\$1284	\$1066929	6000%
45	\$6625	\$5335	\$1290	\$1065639	6000%
46	\$6625	\$5328	\$1297	\$1064342	6000%
47	\$6625	\$5322	\$1303	\$1063039	6000%
48	\$6625	\$5315	\$1310	\$1061729	6000%
49	\$6625	\$5309	\$1316	\$1060413	6000%
50	\$6625	\$5302	\$1323	\$1059090	6000%
51	\$6625	\$5295	\$1330	\$1057760	6000%
52	\$6625	\$5289	\$1336	\$1056424	6000%
53	\$6625	\$5282	\$1343	\$1055081	6000%
54	\$6625	\$5275	\$1350	\$1053731	6000%
55	\$6625	\$5269	\$1356	\$1052375	6000%
56	\$6625	\$5262	\$1363	\$1051012	6000%
57	\$6625	\$5255	\$1370	\$1049642	6000%
58	\$6625	\$5248	\$1377	\$1048265	6000%
59	\$6625	\$5241	\$1384	\$1046881	6000%
60	\$6625	\$5234	\$1391	\$1045491	6000%
61	\$6625	\$5227	\$1398	\$1044093	6000%
62	\$6625	\$5220	\$1405	\$1042688	6000%
63	\$6625	\$5213	\$1412	\$1041277	6000%
64	\$6625	\$5206	\$1419	\$1039858	6000%
65	\$6625	\$5199	\$1426	\$1038432	6000%
66	\$6625	\$5192	\$1433	\$1037000	6000%
67	\$6625	\$5185	\$1440	\$1035560	6000%
68	\$6625	\$5178	\$1447	\$1034112	6000%
69	\$6625	\$5171	\$1454	\$1032658	6000%
70	\$6625	\$5163	\$1462	\$1031196	6000%

71	\$6625	\$5156	\$1469	\$1029727	6000%
72	\$6625	\$5149	\$1476	\$1028251	6000%
73	\$6625	\$5141	\$1484	\$1026767	6000%
74	\$6625	\$5134	\$1491	\$1025276	6000%
75	\$6625	\$5126	\$1499	\$1023777	6000%
76	\$6625	\$5119	\$1506	\$1022271	6000%
77	\$6625	\$5111	\$1514	\$1020757	6000%
78	\$6625	\$5104	\$1521	\$1019236	6000%
79	\$6625	\$5096	\$1529	\$1017707	6000%
80	\$6625	\$5089	\$1536	\$1016171	6000%
81	\$6625	\$5081	\$1544	\$1014626	6000%
82	\$6625	\$5073	\$1552	\$1013075	6000%
83	\$6625	\$5065	\$1560	\$1011515	6000%
84	\$6625	\$5058	\$1567	\$1009947	6000%
85	\$6625	\$5050	\$1575	\$1008372	6000%
86	\$6625	\$5042	\$1583	\$1006789	6000%
87	\$6625	\$5034	\$1591	\$1005198	6000%
88	\$6625	\$5026	\$1599	\$1003599	6000%
89	\$6625	\$5018	\$1607	\$1001992	6000%
90	\$6625	\$5010	\$1615	\$1000377	6000%
91	\$6625	\$5002	\$1623	\$998754	6000%
92	\$6625	\$4994	\$1631	\$997122	6000%
93	\$6625	\$4986	\$1639	\$995483	6000%
94	\$6625	\$4977	\$1648	\$993835	6000%
95	\$6625	\$4969	\$1656	\$992179	6000%
96	\$6625	\$4961	\$1664	\$990515	6000%
97	\$6625	\$4953	\$1672	\$988843	6000%
98	\$6625	\$4944	\$1681	\$987162	6000%
99	\$6625	\$4936	\$1689	\$985473	6000%
100	\$6625	\$4927	\$1698	\$983775	6000%
101	\$6625	\$4919	\$1706	\$982069	6000%
102	\$6625	\$4910	\$1715	\$980354	6000%
103	\$6625	\$4902	\$1723	\$978631	6000%
104	\$6625	\$4893	\$1732	\$976899	6000%
105	\$6625	\$4884	\$1741	\$975159	6000%
106	\$6625	\$4876	\$1749	\$973409	6000%

107	\$6625	\$4867	\$1758	\$971651	6000%
108	\$6625	\$4858	\$1767	\$969885	6000%
109	\$6625	\$4849	\$1776	\$968109	6000%
110	\$6625	\$4841	\$1784	\$966324	6000%
111	\$6625	\$4832	\$1793	\$964531	6000%
112	\$6625	\$4823	\$1802	\$962729	6000%
113	\$6625	\$4814	\$1811	\$960917	6000%
114	\$6625	\$4805	\$1820	\$959097	6000%
115	\$6625	\$4795	\$1830	\$957267	6000%
116	\$6625	\$4786	\$1839	\$955429	6000%
117	\$6625	\$4777	\$1848	\$953581	6000%
118	\$6625	\$4768	\$1857	\$951724	6000%
119	\$6625	\$4759	\$1866	\$949857	6000%
120	\$6625	\$4749	\$1876	\$947981	6000%
121	\$6625	\$4740	\$1885	\$946096	6000%
122	\$6625	\$4730	\$1895	\$944202	6000%
123	\$6625	\$4721	\$1904	\$942298	6000%
124	\$6625	\$4711	\$1914	\$940384	6000%
125	\$6625	\$4702	\$1923	\$938461	6000%
126	\$6625	\$4692	\$1933	\$936528	6000%
127	\$6625	\$4683	\$1942	\$934586	6000%
128	\$6625	\$4673	\$1952	\$932634	6000%
129	\$6625	\$4663	\$1962	\$930672	6000%
130	\$6625	\$4653	\$1972	\$928700	6000%
131	\$6625	\$4644	\$1982	\$926719	6000%
132	\$6625	\$4634	\$1991	\$924727	6000%
133	\$6625	\$4624	\$2001	\$922726	6000%
134	\$6625	\$4614	\$2011	\$920714	6000%
135	\$6625	\$4604	\$2021	\$918693	6000%
136	\$6625	\$4593	\$2032	\$916661	6000%
137	\$6625	\$4583	\$2042	\$914620	6000%
138	\$6625	\$4573	\$2052	\$912568	6000%
139	\$6625	\$4563	\$2062	\$910506	6000%
140	\$6625	\$4553	\$2073	\$908433	6000%
141	\$6625	\$4542	\$2083	\$906350	6000%
142	\$6625	\$4532	\$2093	\$904257	6000%

143	\$6625	\$4521	\$2104	\$902153	6000%
144	\$6625	\$4511	\$2114	\$900039	6000%
145	\$6625	\$4500	\$2125	\$897914	6000%
146	\$6625	\$4490	\$2135	\$895779	6000%
147	\$6625	\$4479	\$2146	\$893632	6000%
148	\$6625	\$4468	\$2157	\$891476	6000%
149	\$6625	\$4457	\$2168	\$889308	6000%
150	\$6625	\$4447	\$2178	\$887129	6000%
151	\$6625	\$4436	\$2189	\$884940	6000%
152	\$6625	\$4425	\$2200	\$882740	6000%
153	\$6625	\$4414	\$2211	\$880528	6000%
154	\$6625	\$4403	\$2222	\$878306	6000%
155	\$6625	\$4392	\$2234	\$876072	6000%
156	\$6625	\$4380	\$2245	\$873828	6000%
157	\$6625	\$4369	\$2256	\$871572	6000%
158	\$6625	\$4358	\$2267	\$869305	6000%
159	\$6625	\$4347	\$2279	\$867026	6000%
160	\$6625	\$4335	\$2290	\$864736	6000%
161	\$6625	\$4324	\$2301	\$862435	6000%
162	\$6625	\$4312	\$2313	\$860122	6000%
163	\$6625	\$4301	\$2324	\$857798	6000%
164	\$6625	\$4289	\$2336	\$855462	6000%
165	\$6625	\$4277	\$2348	\$853114	6000%
166	\$6625	\$4266	\$2359	\$850754	6000%
167	\$6625	\$4254	\$2371	\$848383	6000%
168	\$6625	\$4242	\$2383	\$846000	6000%
169	\$6625	\$4230	\$2395	\$843605	6000%
170	\$6625	\$4218	\$2407	\$841198	6000%
171	\$6625	\$4206	\$2419	\$838779	6000%
172	\$6625	\$4194	\$2431	\$836348	6000%
173	\$6625	\$4182	\$2443	\$833905	6000%
174	\$6625	\$4170	\$2456	\$831449	6000%
175	\$6625	\$4157	\$2468	\$828981	6000%
176	\$6625	\$4145	\$2480	\$826501	6000%
177	\$6625	\$4133	\$2493	\$824009	6000%
178	\$6625	\$4120	\$2505	\$821504	6000%

179	\$6625	\$4108	\$2518	\$818986	6000%
180	\$6625	\$4095	\$2530	\$816456	6000%
181	\$6625	\$4082	\$2543	\$813913	6000%
182	\$6625	\$4070	\$2555	\$811358	6000%
183	\$6625	\$4057	\$2568	\$808790	6000%
184	\$6625	\$4044	\$2581	\$806208	6000%
185	\$6625	\$4031	\$2594	\$803614	6000%
186	\$6625	\$4018	\$2607	\$801008	6000%
187	\$6625	\$4005	\$2620	\$798388	6000%
188	\$6625	\$3992	\$2633	\$795754	6000%
189	\$6625	\$3979	\$2646	\$793108	6000%
190	\$6625	\$3966	\$2659	\$790449	6000%
191	\$6625	\$3952	\$2673	\$787776	6000%
192	\$6625	\$3939	\$2686	\$785090	6000%
193	\$6625	\$3925	\$2700	\$782390	6000%
194	\$6625	\$3912	\$2713	\$779677	6000%
195	\$6625	\$3898	\$2727	\$776950	6000%
196	\$6625	\$3885	\$2740	\$774210	6000%
197	\$6625	\$3871	\$2754	\$771456	6000%
198	\$6625	\$3857	\$2768	\$768688	6000%
199	\$6625	\$3843	\$2782	\$765907	6000%
200	\$6625	\$3830	\$2795	\$763111	6000%
201	\$6625	\$3816	\$2809	\$760302	6000%
202	\$6625	\$3802	\$2824	\$757478	6000%
203	\$6625	\$3787	\$2838	\$754641	6000%
204	\$6625	\$3773	\$2852	\$751789	6000%
205	\$6625	\$3759	\$2866	\$748923	6000%
206	\$6625	\$3745	\$2880	\$746042	6000%
207	\$6625	\$3730	\$2895	\$743148	6000%
208	\$6625	\$3716	\$2909	\$740238	6000%
209	\$6625	\$3701	\$2924	\$737314	6000%
210	\$6625	\$3687	\$2938	\$734376	6000%
211	\$6625	\$3672	\$2953	\$731423	6000%
212	\$6625	\$3657	\$2968	\$728455	6000%
213	\$6625	\$3642	\$2983	\$725472	6000%
214	\$6625	\$3627	\$2998	\$722474	6000%

215	\$6625	\$3612	\$3013	\$719462	6000%
216	\$6625	\$3597	\$3028	\$716434	6000%
217	\$6625	\$3582	\$3043	\$713391	6000%
218	\$6625	\$3567	\$3058	\$710333	6000%
219	\$6625	\$3552	\$3073	\$707260	6000%
220	\$6625	\$3536	\$3089	\$704171	6000%
221	\$6625	\$3521	\$3104	\$701067	6000%
222	\$6625	\$3505	\$3120	\$697947	6000%
223	\$6625	\$3490	\$3135	\$694812	6000%
224	\$6625	\$3474	\$3151	\$691661	6000%
225	\$6625	\$3458	\$3167	\$688494	6000%
226	\$6625	\$3442	\$3183	\$685312	6000%
227	\$6625	\$3427	\$3198	\$682113	6000%
228	\$6625	\$3411	\$3214	\$678899	6000%
229	\$6625	\$3394	\$3231	\$675668	6000%
230	\$6625	\$3378	\$3247	\$672421	6000%
231	\$6625	\$3362	\$3263	\$669158	6000%
232	\$6625	\$3346	\$3279	\$665879	6000%
233	\$6625	\$3329	\$3296	\$662584	6000%
234	\$6625	\$3313	\$3312	\$659271	6000%
235	\$6625	\$3296	\$3329	\$655943	6000%
236	\$6625	\$3280	\$3345	\$652597	6000%
237	\$6625	\$3263	\$3362	\$649235	6000%
238	\$6625	\$3246	\$3379	\$645857	6000%
239	\$6625	\$3229	\$3396	\$642461	6000%
240	\$6625	\$3212	\$3413	\$639048	6000%
241	\$6625	\$3195	\$3430	\$635618	6000%
242	\$6625	\$3178	\$3447	\$632171	6000%
243	\$6625	\$3161	\$3464	\$628707	6000%
244	\$6625	\$3144	\$3481	\$625226	6000%
245	\$6625	\$3126	\$3499	\$621727	6000%
246	\$6625	\$3109	\$3516	\$618210	6000%
247	\$6625	\$3091	\$3534	\$614676	6000%
248	\$6625	\$3073	\$3552	\$611125	6000%
249	\$6625	\$3056	\$3569	\$607555	6000%
250	\$6625	\$3038	\$3587	\$603968	6000%

251	\$6625	\$3020	\$3605	\$600363	6000%
252	\$6625	\$3002	\$3623	\$596740	6000%
253	\$6625	\$2984	\$3641	\$593098	6000%
254	\$6625	\$2965	\$3660	\$589439	6000%
255	\$6625	\$2947	\$3678	\$585761	6000%
256	\$6625	\$2929	\$3696	\$582065	6000%
257	\$6625	\$2910	\$3715	\$578350	6000%
258	\$6625	\$2892	\$3733	\$574617	6000%
259	\$6625	\$2873	\$3752	\$570865	6000%
260	\$6625	\$2854	\$3771	\$567094	6000%
261	\$6625	\$2835	\$3790	\$563304	6000%
262	\$6625	\$2817	\$3809	\$559496	6000%
263	\$6625	\$2797	\$3828	\$555668	6000%
264	\$6625	\$2778	\$3847	\$551822	6000%
265	\$6625	\$2759	\$3866	\$547956	6000%
266	\$6625	\$2740	\$3885	\$544071	6000%
267	\$6625	\$2720	\$3905	\$540166	6000%
268	\$6625	\$2701	\$3924	\$536242	6000%
269	\$6625	\$2681	\$3944	\$532298	6000%
270	\$6625	\$2661	\$3964	\$528334	6000%
271	\$6625	\$2642	\$3983	\$524351	6000%
272	\$6625	\$2622	\$4003	\$520348	6000%
273	\$6625	\$2602	\$4023	\$516324	6000%
274	\$6625	\$2582	\$4043	\$512281	6000%
275	\$6625	\$2561	\$4064	\$508217	6000%
276	\$6625	\$2541	\$4084	\$504133	6000%
277	\$6625	\$2521	\$4104	\$500029	6000%
278	\$6625	\$2500	\$4125	\$495904	6000%
279	\$6625	\$2480	\$4146	\$491759	6000%
280	\$6625	\$2459	\$4166	\$487592	6000%
281	\$6625	\$2438	\$4187	\$483405	6000%
282	\$6625	\$2417	\$4208	\$479197	6000%
283	\$6625	\$2396	\$4229	\$474968	6000%
284	\$6625	\$2375	\$4250	\$470718	6000%
285	\$6625	\$2354	\$4271	\$466447	6000%
286	\$6625	\$2332	\$4293	\$462154	6000%

287	\$6625	\$2311	\$4314	\$457840	6000%
288	\$6625	\$2289	\$4336	\$453504	6000%
289	\$6625	\$2268	\$4358	\$449146	6000%
290	\$6625	\$2246	\$4379	\$444767	6000%
291	\$6625	\$2224	\$4401	\$440366	6000%
292	\$6625	\$2202	\$4423	\$435942	6000%
293	\$6625	\$2180	\$4445	\$431497	6000%
294	\$6625	\$2157	\$4468	\$427030	6000%
295	\$6625	\$2135	\$4490	\$422540	6000%
296	\$6625	\$2113	\$4512	\$418027	6000%
297	\$6625	\$2090	\$4535	\$413492	6000%
298	\$6625	\$2067	\$4558	\$408935	6000%
299	\$6625	\$2045	\$4580	\$404355	6000%
300	\$6625	\$2022	\$4603	\$399751	6000%
301	\$6625	\$1999	\$4626	\$395125	6000%
302	\$6625	\$1976	\$4649	\$390476	6000%
303	\$6625	\$1952	\$4673	\$385803	6000%
304	\$6625	\$1929	\$4696	\$381107	6000%
305	\$6625	\$1906	\$4719	\$376387	6000%
306	\$6625	\$1882	\$4743	\$371644	6000%
307	\$6625	\$1858	\$4767	\$366878	6000%
308	\$6625	\$1834	\$4791	\$362087	6000%
309	\$6625	\$1810	\$4815	\$357272	6000%
310	\$6625	\$1786	\$4839	\$352434	6000%
311	\$6625	\$1762	\$4863	\$347571	6000%
312	\$6625	\$1738	\$4887	\$342684	6000%
313	\$6625	\$1713	\$4912	\$337772	6000%
314	\$6625	\$1689	\$4936	\$332836	6000%
315	\$6625	\$1664	\$4961	\$327875	6000%
316	\$6625	\$1639	\$4986	\$322889	6000%
317	\$6625	\$1614	\$5011	\$317879	6000%
318	\$6625	\$1589	\$5036	\$312843	6000%
319	\$6625	\$1564	\$5061	\$307782	6000%
320	\$6625	\$1539	\$5086	\$302696	6000%
321	\$6625	\$1513	\$5112	\$297585	6000%
322	\$6625	\$1488	\$5137	\$292447	6000%

323	\$6625	\$1462	\$5163	\$287285	6000%
324	\$6625	\$1436	\$5189	\$282096	6000%
325	\$6625	\$1410	\$5215	\$276881	6000%
326	\$6625	\$1384	\$5241	\$271641	6000%
327	\$6625	\$1358	\$5267	\$266374	6000%
328	\$6625	\$1332	\$5293	\$261081	6000%
329	\$6625	\$1305	\$5320	\$255761	6000%
330	\$6625	\$1279	\$5346	\$250415	6000%
331	\$6625	\$1252	\$5373	\$245042	6000%
332	\$6625	\$1225	\$5400	\$239642	6000%
333	\$6625	\$1198	\$5427	\$234215	6000%
334	\$6625	\$1171	\$5454	\$228761	6000%
335	\$6625	\$1144	\$5481	\$223280	6000%
336	\$6625	\$1116	\$5509	\$217772	6000%
337	\$6625	\$1089	\$5536	\$212235	6000%
338	\$6625	\$1061	\$5564	\$206672	6000%
339	\$6625	\$1033	\$5592	\$201080	6000%
340	\$6625	\$1005	\$5620	\$195460	6000%
341	\$6625	\$977	\$5648	\$189813	6000%
342	\$6625	\$949	\$5676	\$184137	6000%
343	\$6625	\$921	\$5704	\$178432	6000%
344	\$6625	\$892	\$5733	\$172699	6000%
345	\$6625	\$863	\$5762	\$166938	6000%
346	\$6625	\$835	\$5790	\$161147	6000%
347	\$6625	\$806	\$5819	\$155328	6000%
348	\$6625	\$777	\$5848	\$149480	6000%
349	\$6625	\$747	\$5878	\$143602	6000%
350	\$6625	\$718	\$5907	\$137695	6000%
351	\$6625	\$688	\$5937	\$131759	6000%
352	\$6625	\$659	\$5966	\$125792	6000%
353	\$6625	\$629	\$5996	\$119796	6000%
354	\$6625	\$599	\$6026	\$113770	6000%
355	\$6625	\$569	\$6056	\$107714	6000%
356	\$6625	\$539	\$6086	\$101628	6000%
357	\$6625	\$508	\$6117	\$95511	6000%
358	\$6625	\$478	\$6147	\$89363	6000%

359	\$6625	\$447	\$6178	\$83185	6000%
360	\$6625	\$416	\$6209	\$76976	6000%

Item #	Item
1	Leases
2	DHCR filings
3	DHCR cases, past and present, if any
4	Detailed arrears and collections report with 90 day+ aging summary, broken out by unit
5	List of any pending or potential litigation (involving the building generally and all landlord/tenant matters).
6	List of renovated and unrenovated units (including which units have washer/dryer).
7	Building and apartment floor plans.
8	Service Contracts (in effect after 30 days of closing, including any contracts or agreements with the superintendent).
9	Water & Utility Bills (most recent 2 months).
10	Latest Environmental Report, if any (Phase 1, Phase 2, etc).
11	Any licensing agreements, easements or other such agreements.
12	T12 Financials
13	Tax Abatements (J51, 421a)

Status

Waterfall Split			
Equity Contributions			
Total Equity			\$0
Sponsor (GP)	10%		\$0
Partner (LP)	90%		\$0
Preferred Return	8%		
Promote Structure			
		GP	LP
Up to 80% LP IRR	GP Promote	10%	900%
Up to 120% LP IRR	10%	19 00%	810%
Up to 140% LP IRR	20%	28 00%	720%
Thereafter	30%	37 00%	630%

Limited Partner (LP) Returns

Total LP Distributions	\$	-
Total LP Contributions		#REF!
Total LP Profit		#REF!
LP IRR		N/A
LP Equity Multiple		00x

Sponsor Returns

Total Sponsor Distributions	\$	-
Total Sponsor Contributions		#REF!
Total Sponsor Cash Flow		#REF!
Sponsor IRR		N/A
Sponsor Equity Multiple		00x

	31/08/2026	30/09/2026
Levered Net Cash Flow	-\$871379	#REF!

Hurdle 1

<i>LP Req'd Return</i>	8%		
Beginning Balance (LP Capital Account)		\$ -	\$ 784241
Req'd Return by LP (Pref)		\$ -	\$ 5046
Contributions from LP		\$ 784241	#REF!
Distributions to LP (Hurdle 1)		\$ -	#REF!
Ending Balance (LP Capital Account)		\$ 784241	#REF!
LP Check - 80% IRR	N/A	\$ (784241)	\$ -
Distribution to LP		\$ -	#REF!
Distribution to Sponsor		\$ -	#REF!
Total Distributions (Hurdle 1)		\$ -	#REF!
Cash Flow Remaining		\$ -	#REF!

Hurdle 2

<i>LP Req'd Return</i>	12%		
Beginning Balance (LP Capital Account)		\$ -	\$ 784241
Req'd Return by LP (Pref)		\$ -	\$ 7442
Contributions from LP		\$ 784241	#REF!
Prior Distributions		\$ -	#REF!
Distributions to LP Hurdle 2		\$ -	#REF!
Ending Balance (LP Capital Account)		\$ 784241	#REF!
LP Check - 120% IRR	N/A	\$ (784241)	#REF!
Distribution to LP		\$ -	#REF!
Distribution to Sponsor		\$ -	#REF!
Total Distributions (Hurdle 2)		\$ -	#REF!
Cash Flow Remaining		\$ -	#REF!

Hurdle 3

<i>LP Req'd Return</i>	14%		
Beginning Balance (LP Capital Account)		\$ -	\$ 784241
Req'd Return by LP (Pref)		\$ -	\$ 8610
Contributions from LP		\$ 784241	#REF!
Prior Distributions		\$ -	#REF!
Distributions to LP Hurdle 3		\$ -	#REF!
Ending Balance (LP Capital Account)		\$ 784241	#REF!
LP Check - 140% IRR	N/A	\$ (784241)	#REF!
Distribution to LP		\$ -	#REF!
Distribution to Sponsor		\$ -	#REF!
Total Distributions (Hurdle 3)		\$ -	#REF!
Cash Flow Remaining		\$ -	#REF!

Hurdle 4

LP Req'd Return

N/A

Distribution to LP	\$	-	#REF!
Distribution to Sponsor	\$	-	#REF!
Total Distributions (Hurdle 4)	\$	-	#REF!
Cash Flow Remaining	\$	-	#REF!

Summary of Investor Level Returns

Limited Partner (LP) Returns

Total LP Distributions	\$	-	\$	-	\$	-
Total LP Contributions	#REF!		\$	784241	#REF!	
Total LP Profit	#REF!					
LP IRR	N/A		\$	(784241)	#REF!	
LP Equity Multiple	00x					

Sponsor Returns

Total Sponsor Distributions	\$	-	\$	-	\$	-
Total Sponsor Contributions	#REF!		\$	(87138)	#REF!	
Total Sponsor Cash Flow	#REF!		\$	(87138)	#REF!	
Sponsor IRR	N/A					
Sponsor Equity Multiple	00x					

Error Check	#REF!
Profit Distributed	#REF!
Net BTCF	#REF!

#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
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31/10/2027	30/11/2027	31/12/2027	31/01/2028	29/02/2028	31/03/2028
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31/10/2028	30/11/2028	31/12/2028	31/01/2029	28/02/2029	31/03/2029
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