

CONFIDENTIAL RENT ROLL

99-26 41st Ave, Corona, NY 11368

9 Rent Stabilized Apartments | 100% Occupied | Annual Registration 2026

Apt	Status	Legal Rent	Lease Exp.	Notes
1	RS	\$2,074.33	01/31/2028	Renewal
2	RS	\$966.96	01/31/2028	Renewal
3	RS	\$2,204.95	01/31/2028	Renewal
4	RS	\$1,954.15	01/31/2028	Renewal
5	RS	\$2,037.75	01/31/2028	Renewal
6	RS	\$2,137.03	01/31/2028	Renewal
7	RS	\$1,854.89	01/31/2028	Renewal
8	RS	\$2,090.00	01/31/2028	Renewal
9	RS	\$2,037.75	01/31/2028	Renewal

Monthly Gross Legal Rent: \$17,357.81

Yearly Income: \$208,293.72r

Investment Highlights

- 9 Rent Stabilized Units
- 100% Occupied
- Updated Legal Regulated Rents
- Long-Term Tenancies
- Updated Building Systems



Billion Homes Realty Corp.

Alice Zhang | Broker
Cell: 917-900-8066

Expenses 2025

Insurance	5,512
Tax	31,455
Heating	7,318
Electric	958
Water&Sewer	10,060
Repairs	385
Total	55,688

Yearly Net Income: \$152,605.72

Asking Price: \$1,998,000 Cap Rate : 7.6%



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