

T-12 Summary (Portfolio 136/146/137 59th St.)

All 3 properties combined (June 1, 2025 – June 27, 2026)

Income

- Affordable Housing Income: **\$17,320.00**
- Rental Income: **\$201,148.55**

Total Income: **\$218,468.55**

Expenses

- Cleaning & Maintenance: **\$1,896.20**
- Landscaping: **\$2,200**
- Repairs: **\$850**
- Utilities: **\$3,450.70**
- Advertising: **\$39.99**
- Appliances: **\$225**
- HVAC: **\$950**
- Taxes: **\$13,986.07**
- Insurance: **\$20,000** (estimated - as current owner only holds an umbrella policy)

Total Expenses: **\$41,828.34**

NOI: **\$176,640.21**