PROPERTIES	CURRENT PER MONTH	PER YEAR	TAXES	INSURANCE
90 Old Quogue Road	$2600.00/MO Expires 10/26	$31,200.00	$3,433.88	$1,867.00
90A (Auto Repair Shop)	$2000.00/MO Expires 1/2027	$24,000.00		
92 Old Quogue Road	$2900.00/MO Expires 12/26	$34,800.00	$3,397.26	$1,857.00
94 Old Quogue Road	$3000.00/MO 1/26-4/26 $3200.00/MO 5/1-12/31	$37,600.00		$2,840.00
	$10,500.00/MO 1/26-4/30	**$127,600.00**	**$6,831.14**	**$6,564.00**
	$10,700.00/MO 5/1 -12/31			
	TENANTS PAY ALL UTILITIES EXCEPT WATER			
	AND WASTE PICKUP			
Curretn Rent Roll	**$127,600.00**			
Less Taxes	**$6,831.14**			
Less Insurance	**$6,564.00**			
Less Waste Pickup	**($396.94/MO) $4763.28**			
2025 Water Charge Total	**$1,567.41**			
Estimated 1st Year Profits	**$107,874.17**			
Cap Rate Based Upon A	***7.19%***			
Purchase Price Of $1.5Mil				
	TENANTS PAY ALL UTILITIES EXCEPT WATER			
	AND TRASH PICKUP			