

134-40 Blossom Ave, Flushing, NY 11355

Blossom Property - Mixed-Use Building

Property Type: Commercial Ground Floor + Residential Upper Floors

Total Units: 9 (1 Commercial Store + 8 Residential)

RENTAL INCOME ANALYSIS

Rent Roll by Unit

Unit	Type	Monthly Rent	Annual Rent	Lease Expiration
Basement	Basement	\$4,500	\$54,000	1/30/2029
Store	Commercial	\$7,500	\$90,000	1/07/2029
2A	Residential	\$2,500	\$30,000	7/30/2026
2B	Residential	\$2,430	\$29,160	12/31/2026
3A	Residential	\$2,500	\$30,000	2/28/2027
3B	Residential	\$2,450	\$29,400	8/30/2026
4A	Residential	\$2,400	\$28,800	9/28/2026
4B	Residential	\$2,400	\$28,800	3/30/2026
5A	Residential	\$2,500	\$30,000	5/30/2026
5B	Residential	\$2,500	\$30,000	5/30/2026
Total Rental Income		\$31,680	\$380,160	

Income Breakdown by Property Type

Category	Monthly	Annual	% of Total
Store + Basement	\$12,000	\$144,000	37.9%
Residential (8 units)	\$19,680	\$236,160	62.1%
Total	\$28,780	\$380,160	100.0%

OPERATING EXPENSES

Expense Category	Annual	% of Expense
Property Taxes	\$42,251	65.7%
Elevator Maintenance	\$5,220	8.1%
Common Area Electric	\$4,800	7.5%
Insurance	\$12,000	18.7%
Total Operating Expenses	\$64,271	100%

NET OPERATING INCOME

	Annual
Gross Rental Income	\$380,160
Less: Operating Expenses	\$64,271
Net Operating Income (NOI)	\$315,889
NOI Margin	83.1%
