353	**Property Name**	CACHE LLC					
	Address	191 Park Ave, Yonkers, NY 10703					
	Type of Property	Garden Style Resi Apartments ETPA					
	Units						
	Annual Operating Income	*Current*	*2% Increase & 1 yr Lease*	*3% Increase & 2 yr Lease*	*Market Value / Section 8 Lease*		
	Rental Income	$ 886,800.00	$ 904,536.00	$ 913,404.00	$ 1,360,000.00		
						$ -	$ -
	Effective Rental Income	$ 886,800.00	$ 904,536.00	$ 913,404.00	$ 1,360,000.00	$ -	$ -
	Other Income						
	Gross Operating Income	$ 886,800.00	$ 904,536.00	$ 913,404.00	$ 1,360,000.00	$ -	$ -
	Monthly Expenses						
	RE Taxes	$ 14,611.13	$ 14,611.13	$ 14,611.13	$ 14,611.13		
	Insurance	$ 3,656.00	$ 3,656.00	$ 3,656.00	$ 3,656.00		
	Electricity & Gas	$ 5,416.00	$ 5,416.00	$ 5,416.00	$ 5,416.00		
	Water and Sewer	$ 1,583.00	$ 1,583.00	$ 1,583.00	$ 1,583.00		
	Waste Management	Super	Super	Super	Super		
	Landscaping	Super	Super	Super	Super		
	Pest Control	$ 150.00	$ 150.00	$ 150.00	$ 150.00		
	Repairs and Maintenance	$ 500.00	$ 500.00	$ 500.00	$ 500.00		
	Misc	$ 1,800.00	$ 1,800.00	$ 1,800.00	$ 1,800.00		
	Management	Super				$ -	$ -
						$ -	$ -
	Per Month Expenses	$ 27,716.13	$ 27,716.13	$ 27,716.13	$ 27,716.13	$ -	$ -
	Net Operating Income (NOI)						
	Total Annual Operating Income	$ 886,800.00	$ 913,380.00	$ 920,000.00	$ 1,360,000.00	$ -	$ -
	Total Annual Operating Expense	**$ 332,581.56**	**$ 332,581.56**	**$ 332,581.56**	**$ 332,581.56**	**$ -**	**$ -**
	Net Operating Income (NOI)	$ 554,218.44	$ 580,798.44	$ 587,418.44	$ 893,572.00	$ -	$ -
	Initial Debt Service Ratio						
	Debt Service Property	$ -	$ -	$ -		$ -	$ -
	Debt Service Homes	$ -	$ -	$ -		$ -	$ -
	Cash Flow Before Taxes	$ 554,218.44	$ 580,798.00	$ 587,418.44	$ 893,572.00	$ -	$ -
	1/5 Share	$ 110,843.69	$ 116,159.60	$ 117,483.69	$ 178,714.40	$ -	$ -
	Add Back Principal Payments	$ -	$ -			$ -	$ -
	Taxable Net Income					$ -	$ -
Project Costs							
	Price	$ -	$ -				
	New Home Set Up						
	CapEx						
	Total Project Cost	$ -	$ -			$ -	$ -
Property Mortgage							
	Down Payment					$ -	$ -
	Mortgage Balance						
	Interest Rate						
	Loan Term (Months)						
	Payment						
	Mortgage Balance						
	Interest Rate						
	Loan Term (Months)						
	Payment						
	CAP Rate						
	COC Return						
	Value (CAP Rate)						
	5					$ -	$ -
	6					$ -	$ -
	7					$ -	$ -
	8					$ -	$ -
	9					$ -	$ -
	10					$ -	$ -
	11					$ -	$ -
	12					$ -	$ -
						$ -	$ -
						0	0

Current

Unit Type	Number	Rent	Total
Apartments	37	63,000	$756,000.00
Garages	26	7,500	$90,000.00
Parking Lot	14	2,925	$32,400.00
Washer/Dryer	3/3	700	$8,400.00
Total		Monthly Rent	$73,900.00
		Annual Rent	$886,800.00

Market Value | Section 8 Lease

Unit Type	Number	Rent	Total
Apartments	37	65,835	$1,110,000.00
Garages	31	9,300	$111,600.00
Parking Lot	20	4,500	$54,000.00
Washer/Dryer	3/3	700	$8,400.00
Total		Monthly Rent	$113,333.00
		Annual Rent	$1,360,000.00

Capital Improvements 2025

Roof	
Siding	
Insulation	
Water Heater	
Apartment #15	

Capital Improvements 2025

Asphalt	
Laundry Room	
Striping	
Windows	
Garages	

Bedroom Count

Units	Bedrooms	Bathrooms
10	1	1
15	1	2
10	2	2
2	3	2