

95 Grant Street, Rye Brook, NY

Rent Roll & Income / Expense Pro Forma

RENT ROLL

Unit	Type	Bed	Bath	SF	Monthly Rent	Annual Rent	Lease Expiration	Parking	Notes
Unit 1 – 1st Floor	Residential	1	1		\$2,700.00	\$32,400	Mo-Mo	1 Car	Tenant pays gas & electric. Heat paid by owner.
Unit 2 – 1st Floor	Residential	1	1		\$2,700.00	\$32,400	Mo-Mo	–	Tenant pays gas & electric. Heat paid by owner.
Unit 3 – 2nd Floor	Residential	3	1		\$4,100.00	\$49,200	Mo-Mo	1 Car	Tenant pays gas & electric. Tenant pays 1/3 of heat of home.
Unit 4 – 3rd Floor	Residential	1	1		\$2,200.00	\$26,400	Mo-Mo	1 Car	Tenant pays electric. Heat paid by owner.
TOTAL				0	\$11,700	\$140,400			

INCOME & EXPENSE PRO FORMA

INCOME

Unit 1 – 1st Floor (1BR)	\$32,400
Unit 2 – 1st Floor (1BR)	\$32,400
Unit 3 – 2nd Floor (3BR)	\$49,200
Unit 4 – 3rd Floor (1BR)	\$26,400
Gross Potential Income	\$140,400
Less: Vacancy & Credit Loss (3%)	(\$4,212)
Effective Gross Income (EGI)	\$136,188

OPERATING EXPENSES

Property Taxes (2025-26)	\$24,680.34
Property Insurance	\$5,000.00
Gas (Tenant-Paid)	\$0.00
Electric (Tenant-Paid)	\$0.00
Water	\$2,400.00
Heat - Winter Months (Oct-May)	\$5,000.00
Management Fee (5% of EGI)	\$6,809.40
Total Operating Expenses	\$43,890

NET OPERATING INCOME (NOI)

\$92,298

Asking Price	\$1,400,000
Cap Rate (NOI / Asking Price)	6.6%

All units are month-to-month. NOI reflects actual in-place rents. Repairs/Maintenance were not itemized in the source valuation. Figures link live to the Rent Roll above.

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