

Income and Expense for Eastchester NY 10709 Property

3 Unit Cash Cow

Asking Price \$1,498,000

Previous Income: \$9,400 Monthly

\$112,800 Previous Annual Gross

Unit #1 Residential 3 /4 Bedroom apartment

\$4,000 Previous Monthly rent

Lease expired March 31, 2026

Projected \$4,500

Current lease April 15th 2026- July 14, 2026 \$10,000 per month for insurance company possibly will extend for an additional 3 plus months

Unit #2 Residential 3 /4 Bedroom apartment 2nd Floor

\$3,600 Monthly rent

Lease expires February 28, 2027

(If renovated) Projected \$4,500

Unit #3 Store Front (Appliance repair shop)

\$1,800 Monthly rent

Month to month lease (projected \$2,000)

Long term tenant in place, would like to stay, tenant would sign a lease

Owner Expenses: Annually

Real Estate Taxes \$23,003

Landscaping: \$700

Water: \$3,000

Building Insurance: \$3,300

Total: \$30,003 Yearly

Previous Gross Annual +/- \$112,800

Projected Gross Annual +/- \$135,000

Previous NOI \$82,797

Projected NOI +/- \$105,000

- Tenants currently pay all utilities including snow removal with the exception of water. Upon new leases owner will charge tenants for water.