Investor Pro Forma

136 / 146 / 137 59th Street Portfolio

Based on trailing financial information (June 1, 2025 – June 27, 2026).

Income	Annual
Rental Income	$201,148.55
Affordable Housing Income	$17,320.00
Total Gross Income	**$218,468.55**

Operating Expenses	Annual
Cleaning & Maintenance	$1,896.20
Landscaping	$2,200.00
Repairs	$850.00
Utilities	$3,450.70
Advertising	$39.99
Appliances	$225.00
HVAC	$950.00
Property Taxes	$13,986.07
Insurance (Estimated)	$20,000.00
Total Operating Expenses	$41,828.34
Net Operating Income (NOI)	**$176,640.21**

Investor Notes

• Insurance expense is estimated because the current owner carries a portfolio umbrella policy.
• Pro forma reflects historical operating results supplied by the seller and is intended for investor underwriting purposes.
• Buyers should independently verify all income, expenses, leases, taxes, and operating assumptions during due diligence.