BEAVER LOFTS
83 Beaver St, Albany, NY Purchased August 5, 2021
T12 as of July 31, 2026

Unit	Description	Size (Sq.Ft.)	Status	Tenant	Lease Start	Lease End	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	March 26	April 26	May 26	June 26	July 26	Aug 26	Lease Amount	Sec deposit	Current/ In Arrears
Unit 1B	2 Bed / 2 Bath	1,639	Occupied	**Occupied**	1/1/2026	9/30/2027	$1,995	$1,995	$1,795	$1,795	$1,795	$1,795	$1,000	$1,954	$1,954	$1,954	$1,954	$1,954	$1,954	$2,500	Current
Unit 2A	1 Bed / 1 Bath	1,040	Occupied	**Occupied**	5/1/2025	2/28/2026	$1,469	$1,469	$1,469	$1,469	$1,469	$1,469	$1,469	$1,592	$1,592	$1,592	$1,592	$1,592	$1,592	$1,592	Current
Unit 2B	2 Bed / 2 Bath*	1,052	Occupied	**Occupied**	8/1/2025	7/31/2026	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$2,500	Current
Unit 2C	2 Bed / 2 Bath**	1,204	Occupied	**Occupied**	3/1/2025	2/28/2027	$1,749	$1,749	$1,749	$1,749	$1,749	$1,749	$1,869	$1,869	$1,869	$1,869	$1,869	$1,869	$1,869	$2,500	Current
Unit 2D	2 Bed / 2 Bath	1,134	Occupied	**Occupied**	6/1/2025	8/30/2026	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$1,895	$2,034	$2,034	$2,395	Current
Unit 3A	2 Bed / 1 Bath	1,190	Occupied	**Occupied**	3/31/2025	3/31/2027	$1,695	$1,695	$1,695	$1,995	$2,000	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995	$2,195	Current
Unit 3B	2 Bed / 2 Bath*	1,052	Occupied	**Occupied**	7/31/2025	7/31/2027	$1,769	$1,769	$1,769	$1,788	$1,769	$1,769	$1,769	$1,769	$1,769	$1,769	$1,769	$1,878	$1,878	$1,600	Current
Unit 3C	2 Bed / 2 Bath**	1,204	Occupied	**Occupied**	month to	month	$1,995	$2,020	$1,995	$2,000	$2,000	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995	$1,995	$1,600	Current
Unit 3D	2 Bed / 2 Bath	1,134	Occupied	**Occupied**	8/1/2025	6/30/2027	$1,695	$1,790	$1,790	$1,790	$1,790	$1,790	$1,695	$1,295	$1,769	$1,790	$1,790	$1,790	$1,790		Current
Parking 1	Indoor Parking	N/A	Occupied	Occupied	N/A	N/A		*$95*	*$95*	*$99*	*$99*	*$99*	*$99*	*$99*	*$99*	*$99*	*$99*	*$99*	$99		Current
Parking 2	Indoor Parking	N/A	Occupied	Occupied	N/A	N/A	$99	$99	$99	$99	$99	$99	$99	$99	$99	$99	$99	$99	$99		Current
Parking 3	Indoor Parking	N/A	vacant	Occupied	N/A	N/A								$129	$129	$129	$129	$129	$129		Current
Parking 4	Indoor Parking	N/A	vacant	**VACANT**	N/A	N/A												$129			vacant
Parking 5	Indoor Parking	N/A	Occupied	Occupied	N/A	N/A	$139	$139	$139	$139	$139	$139	$139	$139	$139	$139	$139	$139	$139		Current
Parking 4	Outdoor Parking	N/A	Occupied	Occupied	N/A	N/A	$79	$79	$79	$79	$79	$79	$79	$79	$79	$79	$79	$79	$79		Current
Parking 7	Outdoor Parking	N/A	Occupied	Occupied	N/A	N/A		$79	$79	$79	$79	$79	$79	$79	$79	$79	$79	$79	$79		Current
Parking 8	Outdoor Parking	N/A	Occupied	Occupied	N/A	N/A	$85	$85	$85	$85	$85	$85	$85	$85	$85	$85	$85	$85	$85		Current
Parking 9	Outdoor Parking	N/A	vacant	***VACANT***	N/A	N/A															vacant
Total							**$16,559**	**$16,853**	**$16,628**	**$16,956**	**$16,942**	**$16,932**	**$16,162**	**$16,968**	**$17,442**	**$17,463**	**$17,463**	**$17,840**	**$17,711**	$16,882	

*Includes a 100 square foot private terrace
**Includes a 144 square foot private terrace

expenses	prop mgr	140	140	140	140	140	140	140	140	140	140	140	140		
	Prop mgr other		$100	$340	$450						$190	$140			
	cleaning	200	155	250											
	snow and pest	140		140	1765		1470	1424	987	500	460				
	Supplies/new equipment				140		140	645							
	repairs	701		808						1239		700			
	Insurance												13421	annual	
	school taxes												19604	annual	
	TAXES												15568	annual	
	National Grid common area	258	278	286	293	257	299	254	261	268	281	277	277		
	Casella Waste	376	376	376	376	376	376	376	376	396	396	396	396		
	Water/Sewer	252	252	252	265	265	265	265	265	265	265	265	265	city of albany water acct #	
	spectrum cable/security														
	Doyle Security	32	32	32	32	32	32	32	32	32	32	32	32		
	Total	**2099**	**1333**	**2624**	**3461**	**1070**	**2722**	**3136**	**2061**	**2840**	**1764**	**1950**	**49703**	$74,762	12 MONTHS EXPENSES
														$204,208	12 MONTHS REVENUE
														$74,762	12 MONTHS EXPENSES
	NOI	**$14,460**	**$15,520**	**$14,004**	**$13,495**	**$15,872**	**$14,210**	**$13,026**	**$14,907**	**$14,602**	**$15,699**	**$15,513**	**-$31,863**	$129,446	12 MONTH NOI

Revenue	$214,080
Expenses	$74,762
NOI	$139,318

Cap rate Backward Looking
$1,599,999 8.1% Backward looking cap rate on last 12 months, doesn't accou

NOI with last years expenses and current rents annualized
$1,741,472 Price at 8% cap rate using current rents
$1,639,032 Price at 8.5% cap rate using current rents
$1,547,975 Price at 9% cap rate using current rents

1,599,999	List Price
8.71%	Cap Rate

$1M debt
3.68% rate