

Sugby Inc.
510 Piermont Avenue, Piermnt, NY 10968

Apartment #	Studio	1 Bedroom	Monthly Rent	Annual	Lease End
2A	X		\$ 1,749	\$ 20,988	10/31/26
2B	X		\$ 1,775	\$ 21,300	10/31/26
2C		X	\$ 1,773	\$ 21,276	10/31/26
2D		X	\$ 2,016	\$ 24,192	11/30/26
3A	X		\$ 1,920	\$ 23,040	4/30/27
3B	X		\$ 1,630	\$ 19,560	8/31/26
3C		X	\$ 2,050	\$ 24,600	8/31/26
3D		X	\$ 1,950	\$ 23,400	5/31/27
North Store			\$ 3,039	\$ 36,468	5/31/29
Middle Store			\$ 2,800	\$ 33,600	2/28/27
South Store			\$ 2,400	\$ 28,800	8/1/27
			\$ 23,102	\$ 277,224	

Expenses

Property Insurance	\$ 9,441.86
Taxes	\$ 51,763.75
O&R	\$ 3,677.29
Veolia	\$ 1,500.00
	\$ 66,382.90

Net Income **\$ 210,841.10**

*3% Annual Escalation