

# 354 21st St, Brooklyn, NY 11215

## Income and Expenses

Apartment	Type	Rent	Lease Start	Lease End
1A*	Market	\$ 2,100.00	1/1/2026	12/31/2026
1B	Stabilized	\$ 2,030.23	4/1/2026	3/31/2027
2A	Stabilized	\$ 1,959.21	1/1/2025	12/31/2026
2B	Market	\$ 2,065.25	9/1/2025	8/31/2026
3A*	Stabilized	\$ 947.91	9/1/2024	8/31/2026
3B	Market	\$ 2,141.30	10/1/2025	9/30/2026
Total Monthly Income:		<b>\$ 11,243.90</b>		
Total Annual Income:		<b>\$ 134,926.80</b>		

\* 1A will be vacant as of June 1

\* DRIE

Expenses	2025 Actual	2026 Estimated
Repairs & Maintenance	\$ 1,555.31	\$ 5,000.00
Inspections	\$ 2,174.00	\$ 2,200.00
Exterminator	\$ 447.50	\$ 1,200.00
Supplies	\$ 300.00	\$ 2,000.00
Legal	\$ 6,699.50	
ConEd	\$ 1,042.42	\$ 1,200.00
NGRID	\$ 7,401.24	\$ 8,000.00
Property Tax	\$ 13,022.66	\$ 15,335.32
Property Management	\$ 12,000.00	\$ 12,000.00
NYC Water Board	\$ 2,455.20	\$ 2,600.00
Insurance	\$ 10,000.00	\$ 12,000.00
	<b>\$ 57,097.83</b>	<b>\$ 61,535.32</b>



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