519 CROSBY STREET

13-UNIT CREXI PRO FORMA | ASKING PRICE $670,000 | $51,538 PER UNIT

STABILIZED INCOME

INCOME	ANNUAL
Gross Potential Rent — 13 units @ $815/month	$127,140
Less: Vacancy — 8.0%	($10,171)
Less: Loss to Lease / Credit / Concessions — 1.0%	($1,271)
Other Income — $150/unit	$1,950
Effective Gross Income (EGI)	**$117,647**

APPRAISAL-BENCHMARKED OPERATING EXPENSES

OPERATING EXPENSE	ANNUAL	BASIS
Real Estate Taxes	$19,217	Appraiser pro forma
Insurance	$6,500	$500/unit
Management	$8,235	7% of EGI
Utilities	$11,700	$900/unit
Marketing / Admin / Professional	$1,950	$150/unit
Maintenance & Repairs	$11,050	$850/unit
Replacement Reserves	$3,250	$250/unit
Total Operating Expenses	**$61,902**	

PROJECTED PERFORMANCE

UNDERWRITING SUMMARY	
Effective Gross Income	$117,647
Operating Expenses	($61,902)
Projected NOI	**$55,745**
Projected Cap Rate @ $670,000	**8.32%**
Projected Expense Ratio	52.6%

Tax sensitivity: Using the current 2025 tax total of $13,363 instead of the appraiser's conservative $19,217 reassessment pro forma would produce approximately **$61,599 NOI** and a **9.19% cap rate** at the $670,000 asking price.

Methodology: This seller marketing pro forma retains 13 units and the recent $815 leasing benchmark. Expense assumptions are benchmarked to the February 2026 appraisal's stabilized underwriting and scaled to 13 units where the appraisal used per-unit assumptions. It is not the appraiser's 12-unit valuation model and should not be represented as such.

Projected results are illustrative and subject to buyer verification of legal unit count, leases, collections, occupancy, taxes, insurance, utilities and operating expenses.