

467 HUDSON ST

PRICE \$1,300,000

CAP RATE 6.05

CURRENT RENT	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1A	\$1,325.00	\$1,384.63	\$1,446.93	\$1,512.05	\$1,580.09	\$1,651.20	\$1,725.50	\$1,803.15	\$1,884.29	\$1,969.08
1B	\$1,750.00	\$1,825.75	\$1,911.04	\$1,997.05	\$2,087.00	\$2,180.92	\$2,279.06	\$2,381.61	\$2,488.79	\$2,600.80
1C	\$1,750.00	\$1,825.75	\$1,911.04	\$1,997.05	\$2,087.00	\$2,180.92	\$2,279.06	\$2,381.61	\$2,488.79	\$2,600.80
2A	\$1,153.00	\$1,204.89	\$1,259.10	\$1,315.76	\$1,374.98	\$1,436.85	\$1,502.00	\$1,569.08	\$1,639.69	\$1,713.48
2B	\$1,428.00	\$1,492.26	\$1,559.41	\$1,629.59	\$1,703.00	\$1,779.63	\$1,859.71	\$1,943.40	\$2,030.86	\$2,122.25
2C	\$1,750.00	\$1,825.75	\$1,911.04	\$1,997.05	\$2,087.00	\$2,180.92	\$2,279.06	\$2,381.61	\$2,488.79	\$2,600.80
LAUNDRY	\$180.00	\$180.00	\$200.00	\$200.00	\$200.00	\$200.00	\$240.00	\$240.00	\$240.00	\$240.00
TOTALS	\$9,336.00	\$9,739.03	\$10,198.56	\$10,648.55	\$11,119.07	\$11,610.44	\$12,164.39	\$12,700.46	\$13,261.21	\$13,847.21

CAP RATE

CURRENT PRO FORMA	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1A	\$1,450.00	\$1,515.25	\$1,583.43	\$1,654.68	\$1,729.15	\$1,806.97	\$1,888.29	\$1,973.26	\$2,062.06	\$2,154.86
1B	\$1,850.00	\$1,933.25	\$2,020.25	\$2,111.16	\$2,206.16	\$2,305.05	\$2,409.19	\$2,518.00	\$2,630.89	\$2,749.30
1C	\$1,850.00	\$1,933.25	\$2,020.25	\$2,111.16	\$2,206.16	\$2,305.05	\$2,409.19	\$2,518.00	\$2,630.89	\$2,749.30
2A	\$1,450.00	\$1,515.25	\$1,583.43	\$1,654.68	\$1,729.15	\$1,806.97	\$1,888.29	\$1,973.26	\$2,062.06	\$2,154.86
2B	\$1,850.00	\$1,933.25	\$2,020.25	\$2,111.16	\$2,206.16	\$2,305.05	\$2,409.19	\$2,518.00	\$2,630.89	\$2,749.30
2C	\$1,850.00	\$1,933.25	\$2,020.25	\$2,111.16	\$2,206.16	\$2,305.05	\$2,409.19	\$2,518.00	\$2,630.89	\$2,749.30
LAUNDRY	\$180.00	\$200.00	\$200.00	\$220.00	\$220.00	\$240.00	\$240.00	\$260.00	\$260.00	\$260.00
PARKING	\$500.00	\$550.00	\$600.00	\$650.00	\$700.00	\$750.00	\$800.00	\$850.00	\$900.00	\$950.00
Total	\$10,980.00	\$11,513.50	\$12,047.86	\$12,624.00	\$13,202.94	\$13,824.14	\$14,453.34	\$15,128.52	\$15,807.68	\$16,516.92

CURRENT ANNUAL	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1A	\$15,900.00	\$16,615.56	\$17,363.26	\$18,144.60	\$18,961.10	\$19,814.35	\$20,706.00	\$21,637.72	\$22,611.47	\$23,628.99
1B	\$21,000.00	\$21,945.00	\$22,932.52	\$23,964.49	\$25,042.89	\$26,169.82	\$27,347.46	\$28,578.10	\$29,864.11	\$31,208.00
1C	\$21,000.00	\$21,945.00	\$22,932.52	\$23,964.49	\$25,042.89	\$26,169.82	\$27,347.46	\$28,578.10	\$29,864.11	\$31,208.00
2A	\$13,836.00	\$14,458.62	\$15,109.26	\$15,789.18	\$16,500.00	\$17,242.18	\$18,018.07	\$18,828.88	\$19,676.18	\$20,561.61
2B	\$17,136.00	\$17,907.12	\$18,712.94	\$19,659.52	\$20,434.99	\$21,354.57	\$22,315.57	\$23,319.72	\$24,370.00	\$25,465.72
2C	\$21,000.00	\$21,945.00	\$22,932.52	\$23,964.49	\$25,042.89	\$26,169.82	\$27,347.46	\$28,578.10	\$29,864.11	\$31,208.00
LAUNDRY	\$2,160.00	\$2,160.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,880.00	\$2,880.00	\$2,880.00	\$2,880.00

Total	\$112,032.00	\$116,976.30	\$122,383.02	\$127,886.77	\$133,424.76	\$139,320.56	\$145,962.02	\$152,400.62	\$159,129.98	\$166,160.32
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ANNUAL PRO FORMA	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1A	\$17,400.00	\$18,183.00	\$19,001.23	\$19,856.29	\$20,749.82	\$21,683.65	\$22,659.25	\$23,679.00	\$24,744.50	\$25,858.00
1B	\$22,200.00	\$23,199.00	\$24,242.96	\$25,333.89	\$26,473.91	\$27,665.26	\$28,910.17	\$30,211.13	\$31,570.68	\$32,991.31
1C	\$22,200.00	\$23,199.00	\$24,242.96	\$25,333.89	\$26,473.91	\$27,665.26	\$28,910.17	\$30,211.13	\$31,570.68	\$32,991.31
2A	\$17,400.00	\$18,183.00	\$19,001.23	\$19,856.29	\$20,749.82	\$21,683.65	\$22,659.25	\$23,679.00	\$24,744.50	\$25,858.00
2B	\$22,200.00	\$23,199.00	\$24,242.96	\$25,333.89	\$26,473.91	\$27,665.26	\$28,910.17	\$30,211.13	\$31,570.68	\$32,991.31
2C	\$22,200.00	\$23,199.00	\$24,242.96	\$25,333.89	\$26,473.91	\$27,665.26	\$28,910.15	\$30,211.13	\$31,570.68	\$32,991.31
LAUNDRY	\$2,160.00	\$2,400.00	\$2,400.00	\$2,640.00	\$2,640.00	\$2,880.00	\$2,800.00	\$3,120.00	\$3,120.00	\$3,120.00
PARKING	\$6,000.00	\$6,600.00	\$7,200.00	\$7,800.00	\$8,400.00	\$9,000.00	\$9,600.00	\$10,200.00	\$10,800.00	\$11,400.00
Total	\$131,760.00	\$138,162.00	\$144,574.30	\$151,488.14	\$158,435.28	\$165,908.34	\$173,359.16	\$181,522.52	\$189,691.72	\$231,201.24

EXPENSES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TAXES	\$24,895.00									
INSURANCE	\$3,700.00									
REPAIRS	\$1,400.00									
UTILIRIES	\$3,390.00									
HEAT	TENANT PAY									
Total	\$33,385.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CURRENT NOI \$78,647	CAP RATE 6.05

PRO FORMA NOI \$ 98,375	CAP RATE 7.57
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