

**462 Second Ave  
2 Unit Income**

Unit # (floor)	Rent Type	Years Tenant	Boiler/ Furnace	Hot Water Heater	Bed Rooms	Current Rent	Market Rent	
							Low	High
1		1			1	\$1,375	\$1,300	\$1,600
2	Owner	30			4	\$3,200	\$3,000	\$3,500
Other Income								
Monthly Income						\$4,575	\$4,300	\$5,100
Annual Income						\$54,900	\$51,600	\$61,200

**2 Unit Expenses**

	Monthly	Annual
City Tax	\$ 156.18	\$ 1,874
School Tax	\$ 99.67	\$ 1,196
Insurance	\$ 123.25	\$ 1,479
Water/Sewer	\$ 40.75	\$ 489
		\$ -
Trash	\$ 30.00	\$ 360
Gas & Electric		\$ -
Snow/Lawncare	\$ 23.84	\$ 286
Cleaning		\$ -
Maintenance/Repair	\$ 39.58	\$ 475
Replacement Reserve	\$ 50.00	\$ 600
Other		\$ -
		\$ -
Yearly Expenses		\$ 6,759

	Current	Low Market	High Market
Net Income	\$48,141	\$44,841	\$54,441

## 464 Second Ave Income

Unit # (floor)	Rent Type	Years Tenant	Boiler/ Furnace	Hot Water Heater	Bed Rooms	Current Rent	Market Rent	
							Low	High
1		4			1	\$1,375	\$950	\$1,400
2		1			1	\$1,575	\$1,500	\$1,900
Other Income								
Monthly Income						\$2,950	\$2,450	\$3,300
Annual Income						\$35,400	\$29,400	\$39,600

## 2 Unit Expenses

	Monthly	Annual
City Tax	\$456.92	\$ 5,483
School Tax		\$ -
Insurance	\$77.00	\$ 924
Water/Sewer	\$34.08	\$ 409
		\$ -
Trash	\$30.00	\$ 360
Gas & Electric		\$ -
Snow/Lawncare	\$23.84	\$ 286
Cleaning		\$ -
Maintenance/Repair	\$6.25	\$ 75
Replacement Reserve		\$ -
Other		\$ -
		\$ -
Yearly Expenses		\$ 7,537

	Current	Low Market	High Market
Net Income	\$27,863	\$21,863	\$32,063

### 466 Second Ave Income

Unit # (floor)	Rent Type	Years	Boiler/ Furnace	Hot Water Heater	Bed Rooms	Current Rent	Market Rent	
							Low	High
1	lease	3			1	\$850	\$850	\$1,100
2	lease	1			1	\$975	\$950	\$1,200
Other Income								
Monthly Income						\$1,825	\$1,800	\$2,300
Annual Income						\$21,900	\$21,600	\$27,600

### 466 Second Ave Expenses

	Monthly	Annual
Insurance	\$50.76	\$ 609
Water/Sewer	\$46.64	\$ 560
Yearly Expenses		\$ 1,169

  

	Low Current	High Market	High Market
Net Income	\$20,731	\$20,431	\$26,431

### 470 Second Ave Income

Unit # (floor)	Rent Type	Years	Boiler/ Furnace	Hot Water Heater	Bed Rooms	Current Rent	Market Rent	
							Low	High
1	lease	10			com	\$1,143	\$1,000	\$1,600
2F	lease	16			2	\$1,200	\$1,200	\$1,500
2B	lease	16			1	\$875	\$950	\$1,200
Other Income								
Monthly Income						\$3,218	\$3,150	\$4,300
Annual Income						\$38,621	\$37,800	\$51,600

### 470 Second Ave Expenses

	Monthly	Annual
Insurance	\$71.33	\$ 856
Water/Sewer	\$69.96	\$ 840
Yearly Expenses		\$ 1,695

  

	Low Current	High Market	High Market
Net Income	\$36,926	\$36,105	\$49,905

### 12 112th St Income

Unit # (floor)	Rent Type	Years	Boiler/ Furnace	Hot Water Heater	Bed Rooms	Current Rent	Market Rent	
							Low	High
1	lease	4			3	\$1,480	\$1,400	\$1,800
2F	lease	1			1	\$1,750	\$1,700	\$2,000
2B	lease	4			3	\$1,025	\$1,025	\$1,400
Other Income								
Monthly Income						\$4,255	\$4,125	\$5,200

Annual Income	\$51,060	\$49,500	\$62,400
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### 12 112th St Expenses

	Monthly	Annual
Insurance	\$91.25	\$ 1,095
Water/Sewer	\$69.96	\$ 840
Yearly Expenses		\$ 1,935

  

	Current	Low Market	High Market
Net Income	\$49,125	\$47,565	\$60,465

466 second Ave Net income	\$21,900	\$20,431	\$27,600
470 second Ave Net income	\$36,926	\$36,105	\$49,905
12 112th st Net income	\$49,125	\$47,565	\$60,465
Combined income	\$107,951	\$104,101	\$137,970

### Combined Expenses

	Monthly	Annual
City Tax	\$567.94	\$ 6,815
School Tax	\$498.36	\$ 5,980
Trash	\$50.00	\$ 600
Gas & Electric		\$ -
Snow/Lawncare	\$40.00	\$ 480
Cleaning		\$ -
Maintenance/Repair	\$75.00	\$ 900
Replacement Reserve	\$100.00	\$ 1,200
Other		\$ -
Yearly Expenses		\$ 15,976

Combined net income	\$91,976	\$88,126	\$121,994
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### Total Net Income All Properties

462 second Ave Net income	\$48,141	\$44,841	\$54,441
464 second Ave Net income	\$27,863	\$21,863	\$32,063
466, 470 Second Ave & 12 112th st Net income	\$91,976	\$88,126	\$121,994
Combined income	\$167,979	\$154,829	\$208,498

Purchase Price \$ 2,400,000

Cap Rate	7.0%	6.5%	8.7%
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