

BUILDING FOR RENT

184 East 64th Street, NY, NY 10065

(Five) 5 - Residential Condominium Units, 13,825 S.F. Total

INCOME AND EXPENSE PROFORMA ON A RENTAL BASIS

Income:

Unit	Description	Sq Ft	RPSF	Monthly Rent \$	Annual Rent \$
1st Fl, 2nd Fl & Bsmt Triplex	4 Bedroom, 4.5 Bath	3611	282	85,000	1,020,000
3rd Fl Thru Full Floor	3 Bedroom, 2.5 Bath	1760	259	38,000	456,000
4th Fl Thru Full Floor	3 Bedroom, 2.5 Bath	1760	252	37,000	444,000
5th Fl Thru Full Floor	3 Bedroom, 2.5 Bath	1760	239	35,000	420,000
6th Fl Penthouse w/ Roof Deck	3 Bedroom, 2.5 Bath	1760	273	40,000	480,000

Total Income:

10,651 265 235,000 2,820,000

Expenses:

	Monthly Expenses \$	Annual Expenses \$
Real Estate Taxes	7,430	89,160
Gas and Electricity	1,650	19,800
Repairs & Maintenance	417	5,004
Management Fee	1,250	15,000
Insurance	941	11,292
Water & Sewer	552	6,624
Doorman	4,963	59,556
Total Expenses:	17,203	206,436

Monthly NOI

217,797

Annual NOI

2,613,564