

Address	Bronx NY 10454	Bronx NY 10472	Bronx NY 10460	Bronx NY 10457	Bronx NY 10460	Total & NOI
Walk/Up-Elevator	Elevator	Walk-up	Walk-up	Walk-up	Walk-up	
Year Built	1930	1928	1927	1922	1928	
Lot dimensions (Feet)	100 x 100	90 x 100	65 x 85	50 x 95	100 x 150	
lot Sq/ft	10,006	9,000	5,525	4,750	15,000	44,281
Building Dimensions	100 x 87	81 x 89	65 x 75	50 x 81	100 x 140	
# of stories	6	6	5	5	5	
Gross Sq/ft approx	42,756	26,900	20,575	16,790	70,000	177,021
# of Residential Units	52	32	36	25	72	217
# of commercial Units	6	4	4	1	8	23
Antenna	1	1		0	0	2
Total # of Units	59	37	40	26	80	242
Zoning	R6	R6	R6	R7-1	C1-2/R6	
FAR	2.43	2.43	2.43	3.44	2.43	
Estimate Expenses	\$217,000.00	\$145,000.00	\$115,000.00	\$86,000.00	\$255,000.00	\$818,000.00
Income & Expenses						
Gross potential income (Annually)	\$765,000.00	\$563,000.00	\$362,000.00	\$295,000.00	\$950,000.00	\$2,935,000.00
Less preferential rent	\$108,528.12	\$57,151.56	\$84,328.08	\$30,510.72	\$137,363.04	\$417,881.52
Gross actual income	\$656,471.88	\$505,848.44	\$277,671.92	\$264,489.28	\$812,636.96	\$2,517,118.48
Less operating Expenses	\$217,000.00	\$145,000.00	\$115,000.00	\$86,000.00	\$255,000.00	\$818,000.00
Expenses %	33.06%	28.66%	41.42%	32.52%	31.38%	32.50%
Net operating income	\$439,471.88	\$360,848.44	\$162,671.92	\$178,489.28	\$557,636.96	\$1,699,118.48
Asking price	\$17,000,000.00					
Price per Unit	\$70,247.93					
Cap Rate	9.99%					
Gross Rent Multiplier						
Perfect Deal	7					