

154 & 156 BROADWAY · PORT EWEN, NEW YORK

Investment Pro Forma · Package Asking Price: \$875,000 · Gene Rios Realty

ASKING PRICE

\$875,000

GROSS SCHEDULED INCOME

	154 Broadway	156 Broadway	Combined
Unit 1 / Front Studio (Monthly)	\$1,800	\$1,700	\$3,500
Unit 2 / Rear Unit — Pro Forma (Monthly)	\$1,725	\$3,000	\$4,725
TOTAL MONTHLY INCOME	\$3,525	\$4,700	\$8,225
GROSS ANNUAL INCOME	\$42,300	\$56,400	\$98,700

VACANCY ALLOWANCE (5%)

Vacancy Reserve — 5% of Gross Annual Income	(\$2,115)	(\$2,820)	(\$4,935)
EFFECTIVE GROSS INCOME	\$40,185	\$53,580	\$93,765

ANNUAL OPERATING EXPENSES

	154 Broadway	156 Broadway	Combined
Property Insurance	\$2,000	\$3,000	\$5,000
Real Estate Taxes	\$8,308.10	\$7,085.34	\$15,393.44
Water & Sewer	\$1,000	\$300	\$1,300
Lawn Care & Snow Removal	\$1,200	—	\$1,200
Repairs & Maintenance (Estimate)	\$1,500	\$1,500	\$3,000
TOTAL OPERATING EXPENSES	\$14,008	\$11,885	\$25,893

NET OPERATING INCOME

NET OPERATING INCOME (NOI)	\$26,177	\$41,695	\$67,872
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Capitalization Rate at Asking Price (\$875,000)			7.76%
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FINANCING SCENARIO — 25% DOWN / 30-YEAR AMORTIZATION / 6.50% INTEREST RATE

Purchase Price	\$875,000		
Down Payment (25%)	\$218,750		
Loan Amount (75%)	\$656,250		
Interest Rate	6.50%		
Amortization	30 Years		
Monthly P&I Payment	\$4,148		
Annual Debt Service	\$49,775		\$49,775

CASH FLOW AFTER DEBT SERVICE

Cash-on-Cash Return			8.27%
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NOTES & ASSUMPTIONS

- Current leases: 154 Bwy Unit 1 (\$1,800/mo), Unit 2 (\$1,725/mo). Front studio at 156 Bwy (\$1,700/mo, utilities included in lease).
- Rear unit at 156 Broadway is pro forma — currently owner-occupied; available for lease-up upon closing. Estimated market rate \$3,000/mo.
- Rear unit utilities assumed tenant-paid and excluded from owner expense schedule.
- Repairs & maintenance are estimates. Real estate taxes and insurance sourced from owner records.
- Vacancy allowance of 5% applied to gross annual income. Debt service based on 6.50% interest rate — verify current rates with lender.