

10-24 Conway Place, Kingston, NY

Income & Expense Statement (Annual)

Income	Annual
Gross Scheduled Rental Income	\$113,700
Total Gross Income	\$113,700
Operating Expenses	Annual
Real Estate Taxes	\$27,984
Water & Sewer	\$2,400
Insurance	\$2,479
Snow Removal	\$1,400
Landscaping	\$1,000
Misc./Repairs & Maintenance	\$2,321
Total Operating Expenses	\$37,584
Financial Summary	Annual
Gross Income	\$113,700
Less Operating Expenses	(\$37,584)
Net Operating Income (NOI)	\$76,116
Cap Rate @ \$925,000	8.23%

10–24 Conway Place | Kingston, NY

Current Rent Roll & Lease Summary

Property	Unit	Beds	Baths	Tenant Type	Status	Tenant	Move-In	Lease Expires	Utilities	Current Rent
10 Conway	Unit 1	2	1	Primary	Current	CENSORED	10/01/2023	09/30/2026	Tenant: Electric/Gas Owner: Water/Sewer	\$1,575
10 Conway	Unit 2	2	1	Primary	Current	CENSORED	05/01/2022	08/31/2026	Tenant: Electric/Gas Owner: Water/Sewer	\$1,350
10 Conway	Unit 3	2	1	Primary	Current	CENSORED	08/01/2026 (Eff.)	08/31/2027	Tenant: Electric/Gas Owner: Water/Sewer	\$1,775
10 Conway	Unit 4	2	1	Primary	Current	CENSORED	08/01/2020	08/31/2026	Tenant: Electric/Gas Owner: Water/Sewer	\$1,500
24 Conway	Unit 1	2	1	Primary	Current	CENSORED	08/01/2026 (Eff.)	08/31/2027	Tenant: Electric/Gas Owner: Water/Sewer	\$1,775
24 Conway	Unit 2 (Up)	2	1	Primary	Current	CENSORED	02/01/2024	02/28/2026	Tenant: Electric/Gas Owner: Water/Sewer	\$1,500
									Total Monthly Rent	\$9,475

Stabilized Pro Forma Rent Roll

Unit	Beds	Baths	Current Rent	Pro Forma Rent
Unit 1	2	1	\$1,575	\$1,775
Unit 2	2	1	\$1,350	\$1,775
Unit 3	2	1	\$1,775	\$1,775
Unit 4	2	1	\$1,500	\$1,775
24 Unit 1	2	1	\$1,775	\$1,775
24 Unit 2	2	1	\$1,500	\$1,775
TOTAL			\$9,475	\$10,650