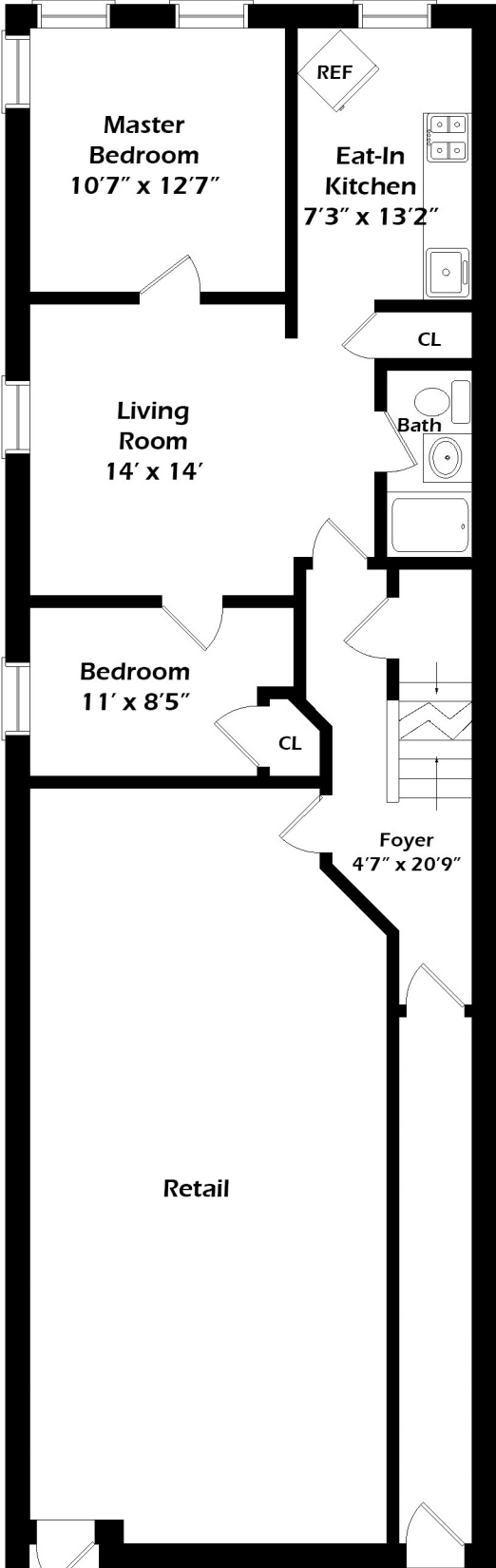


568 Pine St. Rent Rolls

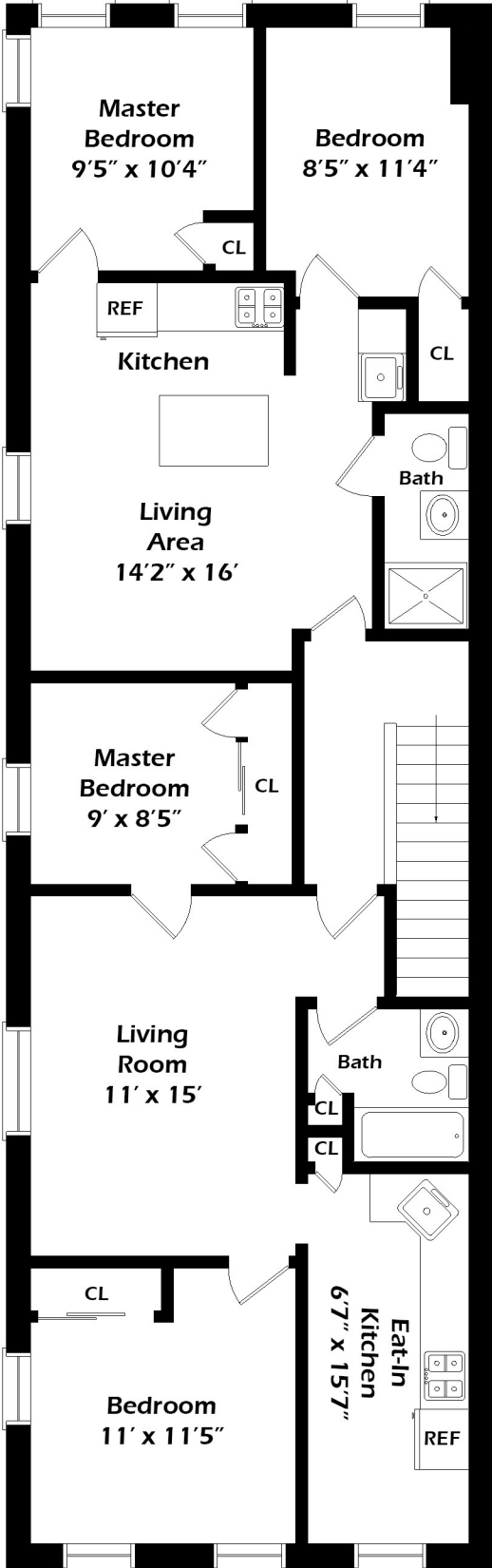
| Apartment #         | Size               | Monthly Rent | Yearly Rent | Lease Expiration |
|---------------------|--------------------|--------------|-------------|------------------|
| <b>Retail Store</b> | Rifat Bhat Grocery | \$1,857.63   | \$22,291.56 | 7/27             |
| <b>1R</b>           | 2 Bedroom          | \$1,662.51   | \$19,950.12 | MTM              |
| <b>2F</b>           | 2 Bedroom          | \$1,650.00   | \$19,800.00 | MTM              |
| <b>2R</b>           | 2 Bedroom          | \$1,800.00   | \$21,600.00 | 5/21             |
| <b>Garage</b>       | 3 Car Garage       | \$700.00     | \$8,400.00  | MTM              |
|                     |                    |              |             |                  |
| <b>Totals :</b>     |                    | \$7,670.14   | \$92,041.68 |                  |

| <b>568 Pine St AS IS</b>                          |                     |
|---|---------------------|
|   | <b>Pro Forma</b>    |
| Total Annual Base Rent: Mixed Use Store +3 Family |                     |
| <b>Total Income:</b>                              | <b>\$ 92,041.68</b> |
| Revenues:   | \$ 92,041.68        |
|   |                     |
| <u>Expenses:</u>                                  |                     |
| Real Estate Taxes                                 | \$ (6,928.00)       |
| Insurance   | \$ (4,684.00)       |
| Gas   | \$ (2,905.00)       |
| Water   | \$ (3,737.00)       |
| Total Expenses                                    | \$ (18,254.00)      |
|   |                     |
| <b>Net Cash Flow Before Debt Service</b>          | <b>\$ 73,787.68</b> |
|   |                     |
| <b>CAP RATE on \$1,299,000</b>                    | <b>5.68%</b>        |

# 568 Pine Street Brooklyn, NY



Entry  
Main Floor



Second Floor