

BUILDING FOR RENT

163 East 62nd Street, New York, NY 10065

Six (6) Residential Condominium Units, 21,888 S.F. Total

BUILDING VALUATION ON A RENTAL BASIS

Unit	Description	Sq Ft	RPSF	Monthly Rent \$	Annual Rent \$
1st Floor with Garden	3 Bedroom, 3.5 Bath	2150	167	30,000	360,000
2nd Floor - A	4 Bedroom, 4.5 Bath	3040	99	25,000	300,000
3rd Floor - A	4 Bedroom, 4.5 Bath	3040	107	27,000	324,000
4th Floor - A	4 Bedroom, 4.5 Bath	3040	114	29,000	348,000
5th Floor - A	4 Bedroom, 4.5 Bath	3040	122	31,000	372,000
6th & 7th Floor - Penthouse	4 Bedroom, 4.5 Bath	4520	159	60,000	720,000

Total Gross Income: 18,830 129 202,000 2,424,000

Common Charges **108,020**

Gas & Electricity	12,000
Repairs, Maintenance & Supplies	12,000
Doorman	52,000
Management	15,000
Insurance	10,400
Water/Sewer Charges	6,620

Real Estate Taxes **198,750**

Total Expenses **306,770**

Total Cash Flow **2,117,230**