

Property Address: 111 East 12th Street, New York, New York

Asking Price

\$7,500,000

Lease Arrangements

Unit Number	Lease Expiration	Monthly Income
Retail Duplex	May 14, 2018	\$18,000
Floor-through Office Loft	December 31, 2009	\$6,500
Apartment 3F	April 15, 2010	\$2,700
Apartment 3R	March 31, 2010	\$2,700
Apartment 4F	Month to Month	\$2,600
Apartment 4R	July 31, 2009	\$2,850
Apartment 5F	December 9, 2009	\$2,300
Apartment 5R	February 19, 2010	\$3,000
Apartment 6F	February 16, 2010	\$2,700
Apartment 6R	March 1, 2010	\$3,000
Gross Monthly Income		\$ 46,350.00
Gross Annual Income		\$ 556,200.00

Annualized Expenses

Type of Expense	Yearly Cost
Real Estate Tax (09/10)	\$103,379
Heating Fuel (Gas)	\$8,000
Electric	\$3,000
Water & Sewer	\$4,350
Insurance	\$7,223
Repairs	\$1,243
Miscellaneous Expenses	\$9,326
Total Annual Expenses	\$ 136,521.00

Peter Sikora, Vice President, Associate Broker and Steven Sikora, Associate Broker, Corcoran Group Real Estate, 212.444.7818/7918.

All material herein is intended for information purposes only and has been compiled from sources deemed reliable.

Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.

Net Income & Cap Rate

Gross Annual Income	\$ 556,200.00
Total Annual Expenses	\$ 136,521.00
Net Annual Income	\$ 419,679.00
Cap Rate	5.60%

Property Address: 113 East 12th Street, New York, New York

Asking Price
\$7,300,000

Lease Arrangements

Unit Number	Lease Expiration	Monthly Income
Retail Duplex*	Projected	\$18,000
Floor-through Live/Work Loft	Month to Month	\$6,900
Apartment 3F	Month to Month	\$3,000
Apartment 3R	March 31, 2010	\$3,275
Apartment 4F	Month to Month	\$2,650
Apartment 4R	July 30, 2010	\$3,050
Apartment 5F	July 31, 2009	\$3,500
Apartment 5R	November 30, 2009	\$3,100
Gross Monthly Income		\$ 43,475.00
Gross Annual Income		\$ 521,700.00

Annualized Expenses

Type of Expense	Yearly Cost
Real Estate Tax (09-10)	\$33,481
Heating Fuel (Gas)	\$8,000
Electric	\$3,500
Water & Sewer	\$4,600
Insurance	\$8,373
Repairs	\$1,500
Miscellaneous Expenses	\$6,324
Total Annual Expenses	\$ 65,778.00

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Net Income & Cap Rate

Gross Annual Income	\$ 521,700.00
Total Annual Expenses	\$ 65,778.00
Net Annual Income	\$ 455,922.00
Cap Rate	6.25%