

30 Broad Street, Port Chester, NY									
				Rev	assumption	realistic			
	<u>Income</u>			12/28/2020					
	<u>Res</u>	<u>Unit type</u>	<u>size(sf)</u>	<u>#</u>	<u>Rent/mo</u>	<u>Rent/mo</u>	<u>Ann Gross</u>	<u>3-6-2020 Est</u>	<u>Chg.</u>
		Jr. Studio	410	12	\$ 1,684	\$ 1,600	\$ 230,400	\$ 115,200	\$ 115,200
		1-BR	614	24	\$ 2,450	\$ 2,300	\$ 662,400	\$ 414,000	\$ 248,400
		2-BR	1220		\$ 4,100	\$ 3,800	\$ -	\$ 45,600	\$ (45,600)
	Res PGI			36			\$ 892,800	\$ 574,800	
	Vac	3%					\$ (26,784)	\$ (17,244)	
	Res EGI						\$ 866,016	\$ 557,556	\$ 308,460
			<u>size (sf)</u>		<u>Rent/sf</u>	<u>Rent/sf</u>			
	Office		3650	1	\$28.20	\$24.00	\$87,600	\$262,800	
	Vac	6%					\$ (5,256)	\$ (15,768)	
	Off EGI						\$ 82,344	\$ 247,032	\$(164,688)
			<u>size (sf)</u>		<u>Rent/sf</u>	<u>Rent/sf</u>			\$ 143,772
	Retail		6628	1	\$37.72	\$36.00	\$238,608		Effective EGI Increase
	Vac	5%					\$ (11,930)		
	Ret EGI						\$ 226,678		No Change
							\$ 1,175,038		
	<u>Expenses</u>	25%	without taxes				(\$293,759)		
	<u>NOI</u>						\$ 881,278		
	Base cap rate		6.5%						
	eq tax rate		3.8%	Ro	combined	10.3%			
						Indicated Value:	\$ 8,556,099		
						rounded:	\$8,500,000		