

	TWELVE STONES REALTY EXCLUSIVE OFFERING											
2	<b>715 Dumont Ave, Brooklyn, NY 11207</b>								<b>Expenses</b>		<b>Property Details</b>	
3	<b>No.</b>	Tenant	BED	RENT	PROJECTED	<b>PROGRAM</b>	<b>Lease EXP</b>	Tax	\$15,446	B/L	<b>3103-57</b>	
4	1	James Alexand	4BR1 Bath	\$3019.00	\$3,868	CityFHEPS	5/31/2024	Heat- Gas	\$10,000.00	Lot	20ft x 100	
5	2	Jeanne Ward	4BR1 Bath	\$2555.00	\$3,868	CityFHEPS	4/30/2024	Water & Sewer	\$10,000.00	Building	20ftx72	
6	3	Stephanie Cob	4BR 1 Bath	\$3125.00	\$3,868	NYCHAS8	M2M	Insurance	\$12,000.00	Total Square	4,320	
7	4	VACANT	4BR1 Bath	\$3606.00	\$3,868		V	Maintance.(3%)	\$12,593.52	Built	1930	
8	5	Andrea Brown	2BR1 Bath	\$2388.00	\$3,868	RRENT ORDER	M2M	Electric	\$3,000.00	Zoning	R6{3 far)	
9	ST	VACANT	STORE	\$2500.00	\$3,000		V	Super	\$4,800.00	tax class	2A	
10	<b>725 Dumont Ave, Brooklyn, NY 11207</b>											
11								Total Expenses	\$67,839.52	<b>Property Details</b>		
12	1	Stephanie Flor	4BR1 Bath	\$3356.00	\$3,868	Cityfheps	4/30/2024			B/L	3103-56	
13	2	Destiny Salaan	4BR1 Bath	\$2899.00	\$3,868	Cityfheps	3/31/2025			lot	20ft x 100	
14	3	Monique Walk	4BR1 Bath	\$2924.00	\$3,868	HASA	6/30/2024			Building	20ftx72	
15	4	Venoria White	4BR1 Bath	\$2555.00	\$3,868	HASA	4/14/2024			Total Square	4,320	
16	5	Stacey Stanisla	4BR1 Bath	\$2555.00	\$3,868	NYCHAS8	4/30/2024			Built	1930	
17	ST		STORE	\$3500.00	\$3,000	Cash	6/14/2026			Zoning	R6(3 far)	
18												
19								<b>HIGHLIGHTS</b>		tax class	1	
20								All FREE MARKET				
21	Monthly			\$34,982.00	\$44,680.00			VERYIOWTAX		PP FOOT	\$417	
22	Total Annual Income			\$419,784.00	\$536,160.00			MIXEO·USE		PP DOOR	\$360,000	
23								SECTION8 RENT ROLL		PP BDRM	\$124,138	
24	<b>NOI</b>			<b>\$351,944</b>	\$468,320.48			ALL TENANTS WOULD TRANSFER				
25	Purchase Price			\$3,600,000								
26	CAPRATE			9.78%	13.01%							
27	<b><u>DUMONT MEDIA</u></b>											