

Property Overview		433 Rogers Ave	Financials				In-Place	Proforma	Loan Abstract			
Property		Lefferts Lincoln Estates	Income						Collateral	433 Rogers Ave		
Address		433 Rogers Ave	Residential Revenue				\$238,852	\$310,852	Borrower	Lefferts Lincoln Estates LLC		
Borough		Brooklyn	Effective Gross Income				\$238,852	\$310,852	Recourse	Non-Recourse		
Submarket		Prospect Lefferts Gardens							Origination Date	6/27/19		
Cross Streets		Lefferts Ave & Lincoln Rd	Operating Expenses						Original Principal Amount	\$3,550,000		
Building Block / Lot		1329 / 6	Real Estate Taxes (26/27)				\$48,363	\$48,363	Current Principal Balance	\$3,380,369		
Lot Area		3,195 SF	General & Administrative				\$14,600	\$14,600	Judgement Amount	\$4,290,432		
Lot Dimensions		30' x 106.5'	Utilities				\$3,810	\$3,810	Judgement as of	11/26/24		
Product Type		Multifamily	Repairs & Maintenance				\$12,521	\$12,521	Index No.	516031/2024		
Gross SF		6,840 SF	Management Fee (3%)				\$7,166	\$9,326				
Year Built		1905	Total Operating Expenses				\$86,460	\$88,620				
Number of Floors		3 Floors										
Commercial Units		0 Units	Net Operating Income				\$152,392	\$222,232				
Commercial Occupancy		-	NOI Margin				63.80%	71.49%				
Residential Units		12 Units										
Free Market %		92% FM	Rent Roll									
Residential Occupancy		75%	Unit	Unit Type	Lease Type	Tenant	Monthly Rent	Annual Rent	Monthly Proforma	Annual Proforma	LST	LXP
Zoning		R5 / C1-3	1	1x1	FM	*Vacant	\$0	\$0	\$2,000	\$24,000	-	-
As-Built FAR		2.14	2	1x1	FM	*Vacant	\$0	\$0	\$2,000	\$24,000	-	-
Maximum FAR		2.00	3	1X1	RS	Occupied	\$2,400	\$28,800	\$2,400	\$28,800	1/1/25	12/31/2026
Air Rights		-	4	1X1	FM	Occupied	\$757	\$9,079	\$757	\$9,079	1/1/25	12/31/2026
			5	1X1	FM	Occupied	\$2,975	\$35,700	\$2,975	\$35,700	1/1/25	3/31/27
			6	1X1	FM	Occupied	\$979	\$11,746	\$979	\$11,746	1/1/25	9/30/2026
			7	1X1	FM	Occupied	\$2,600	\$31,200	\$2,600	\$31,200	7/22/25	7/21/2026
Real Estate Taxes		433 Rogers Ave	8	1X1	FM	Occupied	\$2,544	\$30,528	\$2,544	\$30,528	4/1/26	3/31/2027
Exemptions & Abatements		None	9	1X1	FM	Occupied	\$2,500	\$30,000	\$2,500	\$30,000	7/15/25	7/14/2026
Tax Class		2	10	1X1	FM	Occupied	\$2,650	\$31,800	\$2,650	\$31,800	5/1/26	4/30/2027
Tax Rate		12.439%	11	1X1	FM	Occupied	\$2,500	\$30,000	\$2,500	\$30,000	9/1/25	8/31/2026
2026/27 Final AV		\$388,800	12	1X1	FM	*Vacant	\$0	\$0	\$2,000	\$24,000	-	-
2026/27 Taxes		\$48,363	Total	12 Units	92% FM	75.00%	\$19,904	\$238,852	\$25,904	\$310,852		