



The Tarallo Real Estate Team

1 Bayview Avenue | New Rochelle, New York

Utility, Mechanical & Financial Information

Property Breakdown

- The property consists of two residential units:
 - Unit 1 - Downstairs Unit
 - Unit 2 - Upstairs Duplex
- Full unfinished basement providing:
 - Separate laundry facilities for each residential unit
 - Shared basement storage
- Basement access:
 - Unit 1 has direct interior access to the basement
 - Unit 2 accesses the basement from the exterior
- Shared outdoor space including front porch and backyard
- Public water
- Public sewer
- On-street parking

Unit 1 - Downstairs Unit

- One-bedroom residential apartment
- Current lease term: October 1, 2026 through September 30, 2027
- Current base monthly rent: \$2,520
- Current pet fee: \$50 per month
- Current internet fee: \$24.99 per month
 - Internet service/fee is part of the current lease arrangement and is not anticipated to continue as an ongoing owner-provided service post sale
- Open-concept living and dining area
- Remodeled kitchen with stainless-steel appliances and tiled backsplash
- Electric cooking
- Central air conditioning
- Heating provided through an electric heat-pump system
- Separate electric hot-water system
- Separate laundry located in the basement



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- Direct interior access to the basement
- Shared basement storage
- Access to shared outdoor space

Unit 2 - Upstairs Duplex

- Three-bedroom, two-full-bathroom duplex
- Current lease term through June 30, 2027
- Current base monthly rent: \$3,400
- Current common utility fee: \$60 per month
- Total current monthly payment: \$3,460
- Open-concept living and dining area
- Remodeled custom kitchen with stainless-steel appliances and tiled backsplash
- Primary bedroom with walk-in closet
- Generously sized second bedroom
- Oversized third bedroom
- Additional full bathroom on upper level
- Bonus room suitable for use as a den/office
- Central air conditioning
- Heating provided through an electric heat-pump system
- Separate laundry located in the basement
- Exterior access to the basement
- Shared basement storage
- Access to shared outdoor space

Electric Service

Unit 1 - Downstairs

- Separate electric service
- Electric expense is paid by the tenant
- Electric service supplies:
 - General household electricity
 - Electric cooking
 - Heat-pump heating

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- Central air conditioning
- Hot water

Unit 2 - Upstairs

- Separate electric service
- Electric expense is paid by the tenant
- Electric service supplies:
 - General household electricity
 - Heat-pump heating
 - Central air conditioning

Common-Area Electric

- Common-area electric is paid by the property owner
- **Average common-area electric expense: approximately \$70 per month / \$840 annually**

Gas Service

Unit 1 - Downstairs - N/A

- Electric cooking
- Heating and central air conditioning are provided through the electric heat-pump system
- Hot water is electric

Unit 2 - Upstairs

- Gas service is paid by the tenant
- Gas service is utilized for:
 - Cooking
 - Hot water
- Heating and central air conditioning are provided through the electric heat-pump system



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Heating Systems

Unit 1 - Downstairs

- Heating is provided through an electric heat-pump system
- Associated electric expense is paid by the tenant

Unit 2 - Upstairs

- Heating is provided through an electric heat-pump system
- Associated electric expense is paid by the tenant

Air Conditioning

Unit 1 - Downstairs

- Central air conditioning
- Cooling is provided through the electric heat-pump system
- Associated electric expense is paid by the tenant

Unit 2 - Upstairs

- Central air conditioning
- Cooling is provided through the electric heat-pump system
- Associated electric expense is paid by the tenant

Hot Water Systems

Unit 1 - Downstairs

- Separate electric hot-water system servicing Unit 1
- Associated electric expense is paid by the tenant



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Unit 2 - Upstairs

- Separate gas hot-water system servicing Unit 2
- Associated gas expense is paid by the tenant

Water & Sewer

- Property is serviced by public water and public sewer
- Water expense is paid by the property owner
- There is no separate sewer charge
- **Average water expense: approximately \$71 per month / \$846 annually**
- Unit 2 currently pays a \$60 per month common utility fee intended to help offset the owner's water, landscaping and snow-removal expenses

Landscaping

- Landscaping is paid by the property owner
- **Average landscaping expense: approximately \$1,724 annually**
- Unit 2 currently contributes toward landscaping through its \$60 per month common utility fee

Snow Removal

- Snow removal is paid by the property owner
- Snow removal is approximately \$150 per plowing
- **Average snow-removal expense: approximately \$887 annually**
- Actual expense varies based upon snowfall and services required
- Unit 2 currently contributes toward snow removal through its \$60 per month common utility fee



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Property Insurance

- Property insurance is paid by the owner
- **Current annual property insurance premium: approximately \$3,600**

Repairs & Property Improvements

- **2025 repairs and property improvements: \$14,146.75**
- These expenses included repairs and property improvements completed during the year, including work associated with separating the utilities for the individual residential units
- As a result of the utility separation, the tenants are now responsible for their respective unit utility expenses as outlined above
- These costs are not considered recurring annual operating expenses and have therefore not been included in the property's average recurring expense calculation

Property Taxes

Current property tax bills provided:

- City Tax: \$4,372.28
- County Tax: \$2,362.75
- School Tax: \$11,512.99
- **Total Current Annual Property Taxes: \$18,248.02**



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SUMMARY INCOME/EXPENSE BREAKDOWN

Income Information

Unit 1 - Downstairs

- Current base monthly rent: \$2,520
- Current annual base rental income: \$30,240
- Current pet fee: \$50 per month / \$600 annually
- Current internet fee: \$24.99 per month
- Current lease expiration: September 30, 2027
- Internet service/fee is part of the current lease arrangement and is not anticipated to continue as an ongoing owner-provided service following a sale

Unit 2 - Upstairs

- Current base monthly rent: \$3,400
- Current annual base rental income: \$40,800
- Current common utility fee: \$60 per month / \$720 annually
- Current total monthly payment: \$3,460
- Current lease expiration: June 30, 2027

Current Rental Income Summary

- Unit 1 Base Rent: \$2,520/month
- Unit 2 Base Rent: \$3,400/month
- **Combined Base Rental Income: \$5,920/month**
- **Combined Annual Base Rental Income: \$71,040**

Additional recurring charges, excluding the Unit 1 internet arrangement:

- Unit 1 Pet Fee: \$50/month
- Unit 2 Common Utility Fee: \$60/month
- **Total Additional Recurring Charges: \$110/month**
- **Total Current Monthly Income Including Base Rent, Pet Fee and Common Utility Fee: \$6,030**



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- **Total Annual Income Including Base Rent, Pet Fee and Common Utility Fee: \$72,360**

Property Expense Summary

Based upon current property expenses and average operating history:

- **Property Taxes: \$18,248.02 annually**
- **Property Insurance: Approximately \$3,600 annually**
- **Common-Area Electric: Approximately \$70 per month / \$840 annually**
- **Water: Approximately \$71 per month / \$846 annually**
- **Landscaping: Approximately \$1,724 annually**
- **Snow Removal: Approximately \$887 annually – variable based upon snowfall**

Repairs & Property Improvements: \$14,146.75 was incurred during 2025 for repairs and property improvements, including work associated with separating the individual unit utilities. These expenses are not considered recurring annual operating expenses.

SimpliSafe and American Home Shield have not been included as ongoing operating expenses. SimpliSafe will be removed prior to sale and the American Home Shield membership will be canceled prior to sale.

Miscellaneous family-performed maintenance expenses have not been included as recurring operating expenses.

Mortgage payments have not been included as a property operating expense.

All information provided by property ownership and deemed reliable but not guaranteed.