

Additional Information for 92 Alexander Street

Cost To Repair/Rehabilitate the Structure: Our estimate is that it would take roughly \$368,442 to fully renovate this building. See the Scope of Work from JAW Housing for more details. If this property were to be sold through the Albany County Land Bank, we estimate that it would sell for \$5,000. As per Table 1, this would result in total Acquisition & Rehab expenses of \$368,442, without accounting for any closing costs.

Total Stabilization & Rehab Expenses	\$ 363,442.0
Sales Price (If purchased from ACLB)	\$ 5,000.00
Total Acquisition & Rehab Expenses	\$ 368,442.0

Next we looked to determine what the Median Rent is for this neighborhood. According to the 2019 ACS Census 5-year Estimates, the median rent in the Census Block Group was \$786. Being that this is a 3-unit building, the yearly rental income would total \$28,296.

Median Monthly Rent - South End	\$ 786.00
92 Alexander Rental Income per month	\$ 2,358.00
92 Alexander Rental Income per year	\$ 28,296.00

Next we took those projected rent totals and Total Acquisition & Rehab Expenses and put them into a simple Pro Forma to project the 20 year budget for this property. As you can see in the following table, it would take over 20 years for the property owner to recoup their initial rehab costs, barring any large public subsidies, or increases in rent that are significantly above what the market currently carries.

Yearly Budget	Rental Income	Minus Vacancy & Turnover (10%)	Maintenance Set Aside (5%)	Contingency (10%)	Utilities	Estimated Taxes (\$89,000 Assessed Value)	Property Insurance	Yearly Total Income	Total Property Balance
Year 1	\$ 28,296.00	\$ (2,829.60)	\$ (1,414.80)	\$ (2,829.60)	\$ (4,200.00)	\$ (3,369.13)	\$ (900.00)	\$ 12,752.87	\$ (355,689.13)
Year 2	\$ 28,296.00	\$ (2,829.60)	\$ (1,414.80)	\$ (2,829.60)	\$ (4,200.00)	\$ (3,369.13)	\$ (900.00)	\$ 12,752.87	\$ (342,936.26)
Year 16	\$ 28,296.00	\$ (2,829.60)	\$ (1,414.80)	\$ (2,829.60)	\$ (4,200.00)	\$ (3,369.13)	\$ (900.00)	\$ 12,752.87	\$ (164,396.08)
Year 17	\$ 28,296.00	\$ (2,829.60)	\$ (1,414.80)	\$ (2,829.60)	\$ (4,200.00)	\$ (3,369.13)	\$ (900.00)	\$ 12,752.87	\$ (151,643.21)
Year 18	\$ 28,296.00	\$ (2,829.60)	\$ (1,414.80)	\$ (2,829.60)	\$ (4,200.00)	\$ (3,369.13)	\$ (900.00)	\$ 12,752.87	\$ (138,890.34)
Year 19	\$ 28,296.00	\$ (2,829.60)	\$ (1,414.80)	\$ (2,829.60)	\$ (4,200.00)	\$ (3,369.13)	\$ (900.00)	\$ 12,752.87	\$ (126,137.47)
Year 20	\$ 28,296.00	\$ (2,829.60)	\$ (1,414.80)	\$ (2,829.60)	\$ (4,200.00)	\$ (3,369.13)	\$ (900.00)	\$ 12,752.87	\$ (113,384.60)

Theory/Strategy behind the selection for demolition: This property is a part of the City of Albany's Proactive Demolitions program funded through the Cities RISE grant from the NYS Attorney General's Office. The City is conducting this program in an attempt to test and learn about what a proactive (as opposed to emergency) demolition process would entail. This building was identified by community members as a vacant building they would like to see demolished. It was also a building that had been foreclosed upon by Albany County, opening up a pathway to ownership for the City of Albany.

Demolition Debris Diversion Plan: The City of Albany will make the building available for salvage for Historic Albany Foundation. There are areas of this building that are likely too dangerous to salvage materials from, but we will do our best to ensure that Historic Albany Foundation can salvage as much material as possible from this building prior to the demolition. At least 35% of the materials will be diverted to the Historic Albany Foundation's warehouse.

Plans for the site post demolition: The City of Albany will take ownership of the property and enroll it in our Mow to Own program, also funded through Cities RISE, where a local resident can enroll as a

Steward of the property. Following a year of violation-free stewardship, the property will be sold to the steward for \$1. The City will cover closing costs for the transaction.

Impact of the demolitions on any adjacent structure: This is a fully detached structure so we expect little to no impact on the adjacent structure.