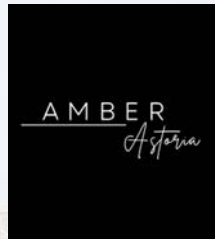




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THE AMBER - 32-30 41ST STREET, ASTORIA, NY 11103

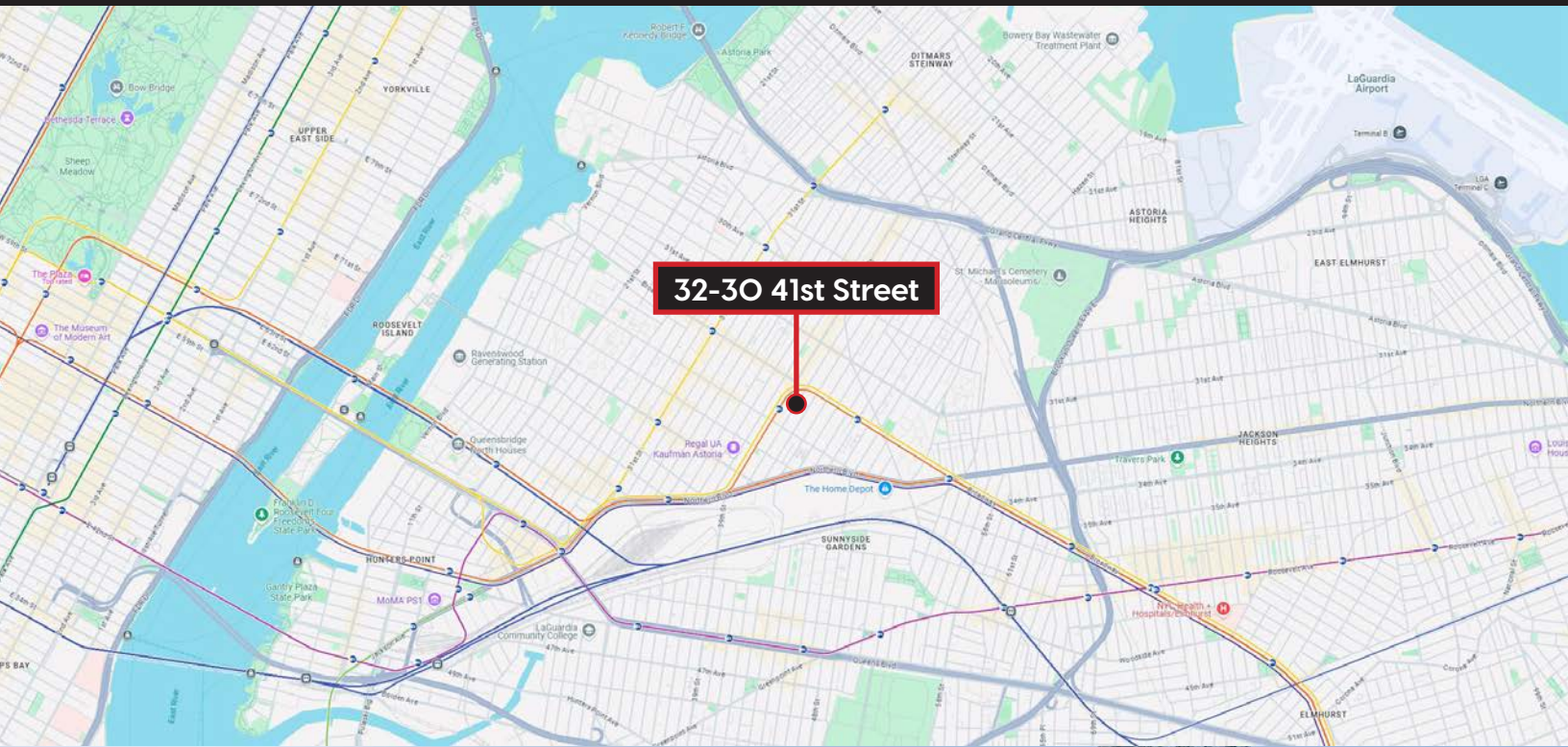
Renovated 20 Unit Multifamily Investment For Sale - \$8,100,000

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PROPERTY INFORMATION

Address:	32-30 41st Street, Astoria, NY 11103
Block / Lot:	676 / 63
Lot Dimensions / Size:	40' x 95' / 3,800 S.F. (Approx.)
Zoning:	R5
Building Dimensions / Size:	32' x 82' / 9,880 S.F. (Approx.)
Stories / Units:	4 / 20
Net Operating Income:	\$506,436
Real Estate Taxes (24/25):	\$106,650

CONTACT

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PROPERTY DESCRIPTION & RENOVATED UNIT FEATURES

The Amber located at 32-30 41st Street is a fully remodeled boutique luxury loft building in the heart of Astoria and conveniently located a few blocks from the subway.

All apartments have been fully updated and the design modernized with the units now featuring elegant condo finishes and only the highest quality materials with Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms.

- **Engineer Hard Hardwood Floors**
- **Recessed Lighting**
- **Quartz Countertops**
- **Brand New Panelled Appliances**
- **Custom Kitchen Cabinets**
- **Luxury Bathroom with Ceramic Tile-work**
- **Whisper Quiet Split Unit HVAC System**
- **Livingroom Equipped with 52" LED Smart TV**

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PROPERTY FINANCIALS

Unit	Beds / Baths	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
1A	1 / 1	314	4/30/2026	\$101.27	\$2,650	\$31,800
1B	1 / 1	515	6/30/2025	\$72.23	\$3,100	\$37,200
1C	1 / 1	478	3/31/2026	\$76.57	\$3,050	\$36,600
1D	1 / 1	394	3/31/2026	\$92.89	\$3,050	\$36,600
1E	1 / 1	453	6/30/2025	\$76.82	\$2,900	\$34,800
2A	1 / 1	361	2/28/2026	\$91.41	\$2,750	\$33,000
2B	1 / 1	515	8/31/2026	\$20.70	\$888	\$10,659
2C	2 / 1	478	2/28/2026	\$65.27	\$2,600	\$31,200
2D	1 / 1	486	7/30/2025	\$72.84	\$2,950	\$35,400
2E	1 / 1	453	OTM	\$79.47	\$3,000	\$36,000
3A	1 / 1	361	1/31/2026	\$90.58	\$2,725	\$32,700
3B	1 / 1	515	2/28/2026	\$72.23	\$3,100	\$37,200
3C	1 / 1	478	1/31/2026	\$75.31	\$3,000	\$36,000
3D	1 / 1	486	3/31/2026	\$74.07	\$3,000	\$36,000
3E	1 / 1	453	1/31/2026	\$79.47	\$3,000	\$36,000
4A	1 / 1	361	4/30/2027	\$93.07	\$2,800	\$33,600
4B	1 / 1	515	OTM	\$71.65	\$3,075	\$36,900
4C	1 / 1	478	4/14/2026	\$76.57	\$3,050	\$36,600
4D	1 / 1	486	11/30/2025	\$51.23	\$2,075	\$24,900
4E	1 / 1	453	1/31/2026	\$79.47	\$3,000	\$36,000
Total					\$55,763	\$669,159

Expenses

Real Estate Taxes (24/25)	\$106,650
Water/Sewer	\$9,000
Insurance	\$15,000
Electric	\$5,000
Repairs & Maintenance	\$7,500
Management	\$19,573

Total Expenses **\$162,723**

Effective Gross Income **\$669,159**

Total Expenses **(\$162,723)**

Net Operating Income **\$506,436**

*All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. The owner makes no representations regarding the regulatory status of apartments. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.

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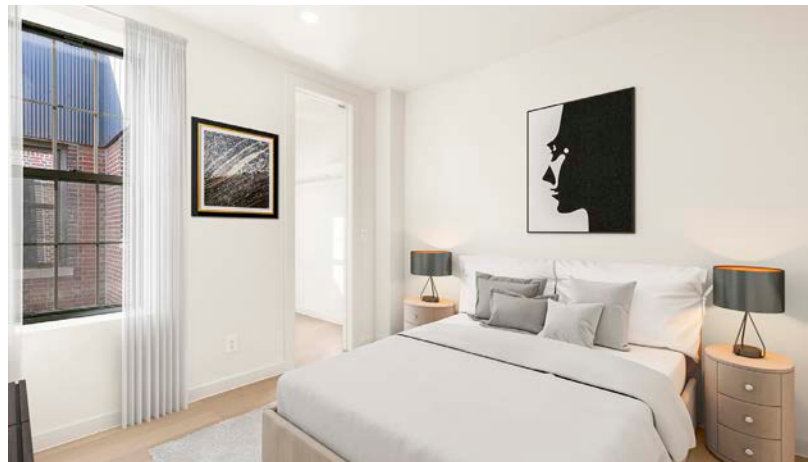
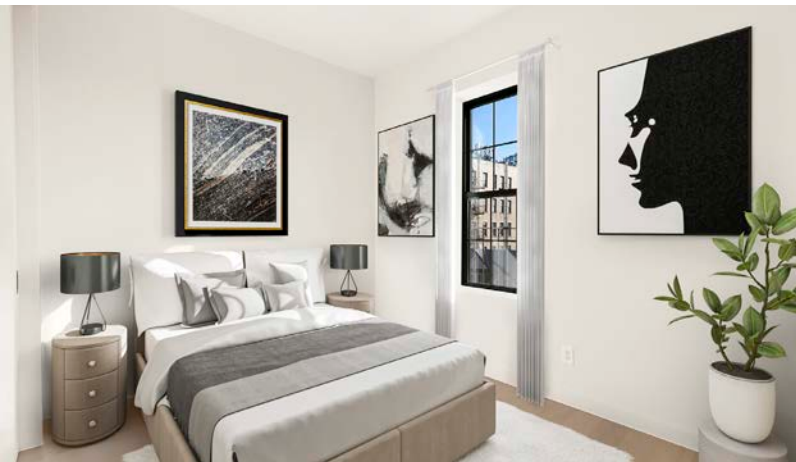
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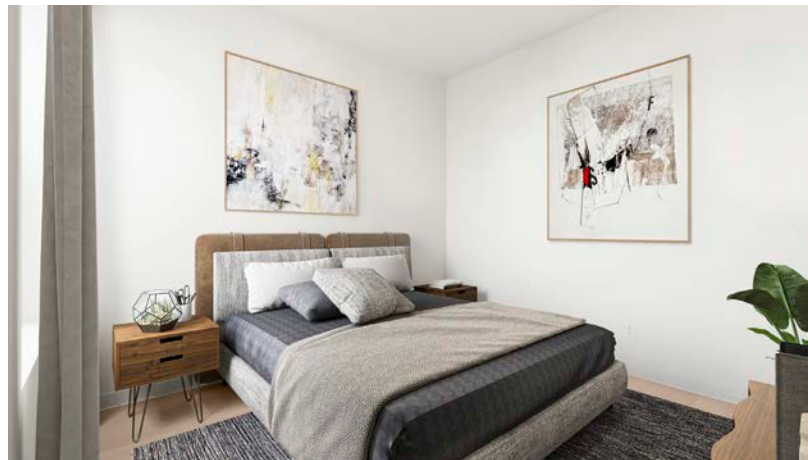
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