

COMPASS

Address	5-46 50th Avenue
	Long Island City, NY 11101
Lot Size	2,500
Building dimensions	25 ft x 42 ft
Current Square Footage	5,190
Maximum Square Footage	5,000
Far	2
Max Far	2
Building Class	Primarily Three Family with One Store or Office (S3) i
Zoning	M1-4/R6B

Asking Price \$ 4,950,000.00 \$ 5,500,000
Cap Rate 6.12% 5.51%

Apartment #	Current Rate	Yearly	Pro-Forma Renovated	Pro Forma Yearly
Retail - Barber Shop	\$ 5,932	\$ 71,184	\$ 6,500	\$ 78,000
Artist Studio + Basement	Vacant (\$4000 Market)	\$ 48,000	\$ 4,000	\$ 48,000
Apartment #2F	\$ 3,730	\$ 44,760	\$ 3,917	\$ 46,998
Apartment #2R	\$ 4,655	\$ 55,860	\$ 4,888	\$ 58,653
Apartment #3F	\$ 4,260	\$ 51,120	\$ 4,473	\$ 53,676
Apartment #3R	Vacant (\$4,650 before)	\$ 55,800	\$ 4,750	\$ 57,000
Total	\$ 14,317	\$ 326,724	\$ 19,304	\$ 342,327

Expenses	Current Monthly	Current Yearly
Current Taxes	\$ 1,523	\$ 18,275
Gas / Electric	\$ 625	\$ 7,500
Water + Sewage	\$ 200	\$ 2,400
Insurance	\$ 500	\$ 6,000
Miscellaneous(5%)	\$ 416	\$ 4,992
Garbage	\$ 150	\$ 1,800
Total	\$ 3,264	\$ 39,167

Description	As-Is	Pro Forma
Revenue	\$ 326,724	\$ 342,327
Expense	\$ 39,167	\$ 39,167
Net Operating Income	\$ 287,557	\$ 303,160



THE AHMETAJ TEAM