

FOR SALE
ASKING PRICE \$2,500,000
PRICE PER SF \$410

95-16 & 95-18 87TH STREET

Ozone Park, NY 11417 | **Queens**



**TWO-ADJOINING FULLY-LEASED MULTIFAMILY
BUILDINGS WITH SIX FREE-MARKET UNITS**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

**Six Leased Free-Market Units
Across Two Buildings.**

#2

**Quality Construction | Three-
Bedroom Layouts.**
All utilities are separately metered.

#3

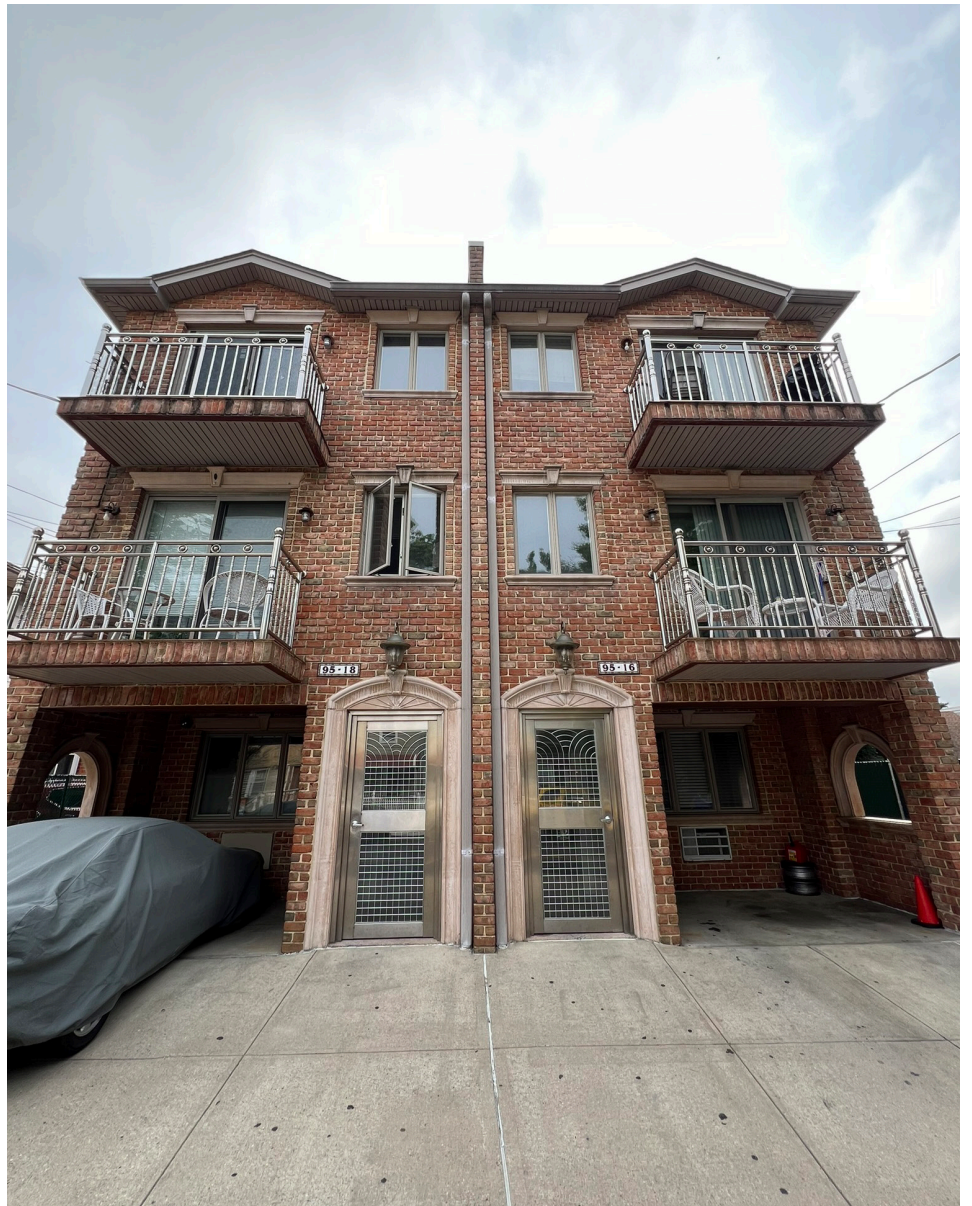
**Parking & Storage Area Available
for Tenants.**

#4

**Short Walk to Rockaway Boulevard,
Atlantic Avenue, and Liberty
Avenue.**

#5

**Three-Minute Walk to 88th Street -
A Subway Station.**



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Property Address	95-16 87th Street, Ozone Park
County	Queens
Location	West side of 87th Street between 95th and 97th Avenue
Block	9022
Lot	14

PROPERTY INFORMATION

Lot SF	2,505 SF (approx.)
Lot Dimensions	25' x 100' (approx.)
Stories	
Building SF	3
Building Dimensions	3,031 SF (approx.)
Residential Units	17' x 61' (approx.)
Commercial Units	3

ZONING INFORMATION

Zoning	R5
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TAX INFORMATION

Taxable Value (23/24)	\$44,755
Tax Rate	20.085%
Annual Property Tax (23/24)	\$8,989

Property Address	95-18 87th Street, Ozone Park
County	Queens
Location	West side of 87th Street between 95th and 97th Avenue
Block	9022
Lot	15

PROPERTY INFORMATION

Lot SF	2,505 SF (approx.)
Lot Dimensions	25' x 100' (approx.)
Stories	
Building SF	3
Building Dimensions	3,031 SF (approx.)
Residential Units	17' x 61' (approx.)
Commercial Units	3

ZONING INFORMATION

Zoning	R5
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TAX INFORMATION

Assessment (23/24)	\$44,755
Tax Rate	20.085%
Annual Property Tax (23/24)	\$8,989

Projected

RESIDENTIAL REVENUE

PROPERTY	UNIT #	SF	BEDROOMS	LXP	RENT \$/SF	ANNUAL RENT	MONTHLY RENT	PROJECTED ANNUAL RENT	PROJECTED MONTHLY RENT
95-16	1	1,010	3	Oct-24	\$26	\$26,400	\$2,200	\$30,000	\$2,500
95-16	2	1,010	3	Oct-24	\$27	\$27,072	\$2,256	\$30,000	\$2,500
95-16	3	1,010	3	Oct-24	\$27	\$27,528	\$2,294	\$30,000	\$2,500
95-18	4	1,010	3	Feb-25	\$24	\$24,000	\$2,000	\$30,000	\$2,500
95-18	5	1,010	3	Dec-24	\$26	\$25,872	\$2,156	\$30,000	\$2,500
95-18	6	1,010	3	Oct-24	\$27	\$27,252	\$2,271	\$30,000	\$2,500
TOTAL		6,062				\$158,124	\$13,177	\$180,000	\$15,000

EFFECTIVE GROSS INCOME	ANNUAL INCOME	PROJECTED ANNUAL INCOME
Total Gross Annual Income	\$158,124	\$180,000
Less: General Vacancy & Credit Loss (3.00%)	(\$4,744)	(\$5,400)
Effective Gross Income	\$153,380	\$174,600

PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	PROJECTED
Property Taxes	Per Dept of Finance	11.72%	\$3.39/ GSF	\$43,610
Insurance	Per Ownership	3.20%	\$0.93/ GSF	\$6,413
Water/Sewer	Projected	4.94%	\$1.25/ GSF	\$6,413
Common Electric	Projected	0.79%	\$0.20/ GSF	\$4,275
Repairs/Maintenance	Projected	1.98%	\$0.50/ GSF	\$2,138
Management	3.00% of EGI:	3.00%	\$0.76/ GSF	\$4,275
TOTAL EXPENSES		25.63%	\$6.49	\$39,315

PROJECTED NET OPERATING INCOME	\$135,285
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**95-16 & 95-18 87TH STREET
FOR SALE**

SURROUNDING AREA MAP



95-16 & 95-18 87TH STREET
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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