

61-23/25 163st Fresh Meadows (PACKAGE 8 FAMILY)

CLOSE QUEENS COLLGE, UTOPIA PWKY

EACH 4 FMAILY (PACKAGE 8 FAMILY)

FREE MARKET (ALL 1BED ROOM)

TENANT PAY OWN UTILITIES

BUILT : 1930

LOT : 4,000 SF (EACH 2,000 SF)

B/D SQFT : 4,900 SF (EACH 2,450 SF)

ZONING : R4

GROSS MONTHLY INCOME (PACKAGE)	\$11,975
GROSS ANNUAL INCOME (PACKAGE)	\$143,700

EXPENSES (PACKAGE)

PROPERTY TAX	\$30,241
INSURANCE	\$3,346
WATER & SEWER	\$3,719
ELECTRIC (COMMON)	\$1,265
MAINTNEANCE & REPAIRS	\$2,420
TOTAL EXPENSES (PACKAGE)	\$40,991

NET OPERATING INCOME (PACKAGE)	\$102,709
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PRICE	\$2,800,000
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PROMISE REALTY

188-02 NORTHERN BLVD #2F

FLUSHING NY 11358

SEON (THOMAS) HYUN

Licensed Real Estate Agent

646-812-7452

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61-23 163st Fresh Meadows NY 11365 (4 Family)

INCOME

UNIT	BR	RENT	MARKET RATE
1F	1BR	\$1,450	\$1,550
2F	1BR	\$1,450	\$1,550
1R	1BR	\$1,375	\$1,550
2R	1BR	\$1,450	\$1,550
GROSS MONTHLY INCOME		\$5,725	\$6,200
GROSS ANNUAL INCOME		\$68,700	\$74,400

EXPENSES

PROPERTY TAX	\$14,914
INSURANCE	\$1,683
WATER & SEWER	\$1,590
ELECTRIC (COMMON)	\$515
MAINTENANCE & REPAIRS	\$1,460
TOTAL EXPENSES	\$20,162
NET OPERATING INCOME	\$48,538

61-25 163st Fresh Meadows NY 11365 (4 Family)

INCOME

UNIT	BR	RENT
1F	1BR	\$1,700
2F	1BR	\$1,450
1R	1BR	\$1,600
2R	1BR	\$1,500

GROSS MONTHLY INCOME \$6,250

GROSS ANNUAL INCOME \$75,000

EXPENSES

PROPERTY TAX	\$15,327
INSURANCE	\$1,663
WATER & SEWER	\$2,129
ELECTRIC (COMMON)	\$750
MAINTENANCE & REPAIRS	\$960
TOTAL EXPENSES	\$20,829

NET OPERATING INCOME \$54,171