

17-22 Putnam, Ridgewood NY 11385

Price:

\$880,000.00

Cap rate:

5.51% Projected cap:

5.93%

Income-producing, legal six-family brick house. Rent-stabilized. It has C1-4 commercial zoning overlay.
Excellent Prime Ridgewood location. Situated in Myrtle Avenue Business Improvement District.

Bldg size:	27.5'x68'	Lot size:	27.42'x100'	Sqf:	5,600	Price/sqf:	\$157.14	Unused FAR in sf:	-110	GRM:	10.34720517
Zoning:	R6B	Built:	1930	Roof height:	38'	Ground elev.:	71'	Av. unit size in sf:	872	Average rent per unit:	\$1,181.21

	Current rent:	Expires:	Legal rent:	Since:	Annual income:	Projected:	Annual expenses:	Net income:	Projected net:
TOTAL	\$7,087.26		\$7,389.49		\$85,047.12	\$88,673.88	-\$36,527.20	\$48,519.92	\$52,147
1L	\$1,071.94	ze 2/28/27	\$1,071.94				Tax 25/26	-\$19,553.00	
1R	\$954.14	Rc 5/31/26	\$954.14				Electric	-\$992.82	
2L	\$1,200.00	j n 03/31/25	\$1,525.96				Gas	-\$4,252.66	
2R	\$1,133.19	K 12/31/26	\$1,133.19				Water	-\$5,451.86	
3L	\$1,200.00	ies 03/31/26	\$1,404.33				Insurance	-\$6,276.86	
3R	\$1,299.93	OI 2/28/26	\$1,299.93						
Storage	\$228.06		\$228.06						
Storage									

Prepared by Peter Nowik, NYS Licensed Real Estate Sales Person of Trademark Realty Inc. Income and expense provided without a warranty of any kind. Trademark Realty Inc. disclaims any warranty including, without limitation, satisfactory or accuracy information. However, deem reliable.

LINK TO 3D TOUR of one of the apartments: <https://my.matterport.com/show/?m=V7NGkRz4PgN>

Link to YouTube video showing the vacant apartment: <https://youtu.be/rxetm3NaWwM>





