

WAGNER & KELLY REAL ESTATE
ANA C CHAN, PH# 201-988-1026



37-68 64th Street, Woodside, NY-11377

PROPERTY DESCRIPTION

Ana Chan from Wagner & Kelly Real Estate is pleased to offer for sale a 6 family building with 5(2) bedrooms apartments and 1 (1)Bedroom apartment located in the heart of Woodside. Walking distance to the 7 train and LIRR. Easy access to the BQE. 3 apartments are decontrolled, 2 are rent stabilized and 1 rent control. 2(3)Bedrooms apartments and the 1 Bedroom will be delivered vacant.

INVESTMENT ANALYSIS

37-68 64TH STREET, WOODSIDE

Legal 6 family, brick, semi-detached. Building is rent stabilized. Price \$2,000,000

Apartment #	Monthly Legal	Monthly Actual	Yearly
1F (Vacant)	\$3,400.00	\$2,000.00	\$24,000.00 Projected
1R (2 BR) R/C	\$1,325.98	\$1,325.98	\$15,911.76
2F (2 BR)	\$2,136.06	\$1,617.26	\$19,407.12
2R (2BR)	\$3,600.00	\$1,700.00	\$20,400.00
3F (2BR)(Vacant)	\$2,600.00	\$2,600.00	\$31,200.00 Projected
3R (2BR)	\$2,600.00	\$2,600.00	\$31,200.00 Projected
TOTAL GROSS		\$11,843.24	\$142,118.88

EXPENSES

Property Tax	\$23,337.60
Insurance	\$10,230.00
Water & Sewer	\$2,529.00
Oil	\$2,163.00
Electricity	\$500.00
Miscellaneous	\$400.00
Total Expenses	\$39,159.60

NET OPERATING INCOME \$102,959.28

Cap Rate 5.14%