

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



40-21 61ST Street, Woodside, NY-11377

PROPERTY DESCRIPTION

Ana Chan from Wagner & Kelly Real Estate is pleased to offer for sale a 9-family building with 8(2) bedrooms apartments and 1 Studio apartment located in the heart of Woodside. Walking distance to the 7 train and LIRR. Easy access to the BQE.

PRICE: \$3,998,000.00

INCOME :

Apt #	Legal Rent	Preferential Rent	Lease End
1.	\$1,712.62	\$1,575.00	12/31/24
2.	\$2,825.55	\$2,750.00	01/31/25
3.	\$2,003.32		09/30/24
	\$2,067.43		09/30/25
4.	\$2,480.65		03/31/25
5.	\$2,936.17	\$2,644.66	01/31/25
6.	\$2,745.33	\$2,310.00	09/30/24
7.	\$2,611.69	\$2,396.14	11/30/24
8.	\$2,952.54	\$2,305.57	08/31/24
9.	\$2,548.12	\$2,390.00	06/30/24
	Total Yearly	\$275,073.24	

EXPENSES:

Utilities(Gas and Electricity	\$10,303.00
Insurance	\$6,328.00
Taxes	\$36,061.92
Maintenance and Repairs	\$5,120.00
Total Yearly	\$57,812.92
NET OPERATING INCOME:	\$217,260.32
CAP RATE: 5.43%	

WAGNER & KELLY R.E INC

BY: ANA C CHAN

CEL # (201)988-1026

BLOCK & LOT 01336 / 031

LOT SIZE 26ft x 106 ft

LOT SF 2,625 SF

EXISTING BUILDING SIZE 25 ft x 90 ft

EXISTING BUILDING SF 7,800 SF

Zoning R6-B

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