

New group realty

40-06 main street ,Flushing ny 11355

Lot size :25 x 100 Zoning :C4-3

Building size: 1st Fl : 25 x 100

2nd Fl :25 x 75

3rd Fl : 25 X 75

1 fl popeye chicken(2000 sq ft) project income
(\$50000.00)(\$80000.00)

1fl (left) bakery \$20000.00(300 sq ft) \$2.5% increase

2 fl (front) hair salon \$9270.00 (4 years) 3 % increase

2 fl (rear) travel agency \$ 3605.00 (4 years) 3 %
increase

3 fl driver school \$8240.00 (3 years) 3 % increase

Income \$1,093,380.00 (annual) (\$1,453,380.00)

Tax \$255,860.00 Annual

Water \$12,000.00 (annual) hair salon 25% ,bakery
25% owner 50%

Net income \$831,520.00(annual) (\$1,191520.00.00)

Net return : 0.4% (0.57%)

Asking price ~~\$21,000,000.00~~ **\$19.5 mil.**

Steven Leong 646-423-9865

Exclusive Listing Agent