



4POINTS
PROPERTIES

Price:
\$4,195,000

**2 BUILDINGS / 14 APTS
FOR SALE**

**56-26 & 56-28 VAN CLEEF ST CORONA,
NY 11368**

56-26 & 56-28 VAN CLEEF ST, CORONA, NY 11368

TOTAL APARTMENTS:	14
BLOCK/LOT:	1967/13 & 1967/12
GROSS SQFT:	5,335sf PER BLDG = 10,670 TOTAL
ZONING:	R6B
YEAR BUILT:	2007

FEATURES:

- 14 Rent Stabilized Apartments
- 7 Family in each Building – Walk Up
- Tenants pay and control their own Heat/ Hot Water
- Tax Exempted (10 years left)
- Sprinkler Systems throughout
- Fireproof Building
- Updated Rubberized Roof
- Each Buildings have a Separate Finished Basement with a ½ Bathroom ,Laundry Room and Entrance to the Backyard
- All Kitchen Counters & Kitchen Floors are Granite
- All Bathrooms have Granite Floors

Owners Unit:

Duplex 3 BR, 2.5 Bath Apt located at 52-26 Van Cleef Street

4th FL has 2 Bedrooms, 1.5 Bathrooms, Top of the line Kitchen Appliances, 2 Balconies

5th FL has a Big Master Bedroom, Full Bathroom w/ Jacuzzi, Washer/Dryer, 2 Balconies















RENT ROLL

SPACE OR APT. NO.	MONTHLY RENTAL	STATE IF VACANT
56-26 VAN CLEEF ST		
APT # 1F - Studio	\$1108.63	OCCUPIED
APT # 1B - 1 BR	\$1449.14	OCCUPIED
APT # 2F - 1 BR	\$1244.97	OCCUPIED
APT # 2B - 1 BR	\$1275.05	OCCUPIED
APT # 3F - 1 BR w/ Balcony	\$1465.65	OCCUPIED
APT # 3B - 1 BR w/ Balcony	\$1576.93	OCCUPIED
4 th & 5 th FL – Duplex 3 BR, 3.5 Bath w/ 2 Balconies	(Market Rent \$5000)	OWNER OCCUPIED
56-28 VAN CLEEF ST		
APT # 1 st FL – 2 BR w/ Backyard	\$1846.83	OCCUPIED
APT # 2F – 1 BR	\$1268.32	OCCUPIED
APT # 2B – 1 BR	\$1487.87	OCCUPIED
APT # 3F – 1 BR w/ Balcony	\$1448.52	OCCUPIED
APT # 3B – 1 BR w/ Balcony	\$1671.42	OCCUPIED
APT # 4F – 1 BR w/ Balcony	\$1392.56	OCCUPIED
APT # 4B – 1 BR w/ Balcony	\$1281.39	OCCUPIED
		Including Owners Apt
TOTAL MONTHLY:	\$18,517.28	\$23,517.28 - PROJECTED
GROSS ANNUAL RENT:	\$222,207.36	\$282,207.36 - PROJECTED

ANNUAL OWNER'S STATEMENT OF RENTAL INCOME & EXPENSES

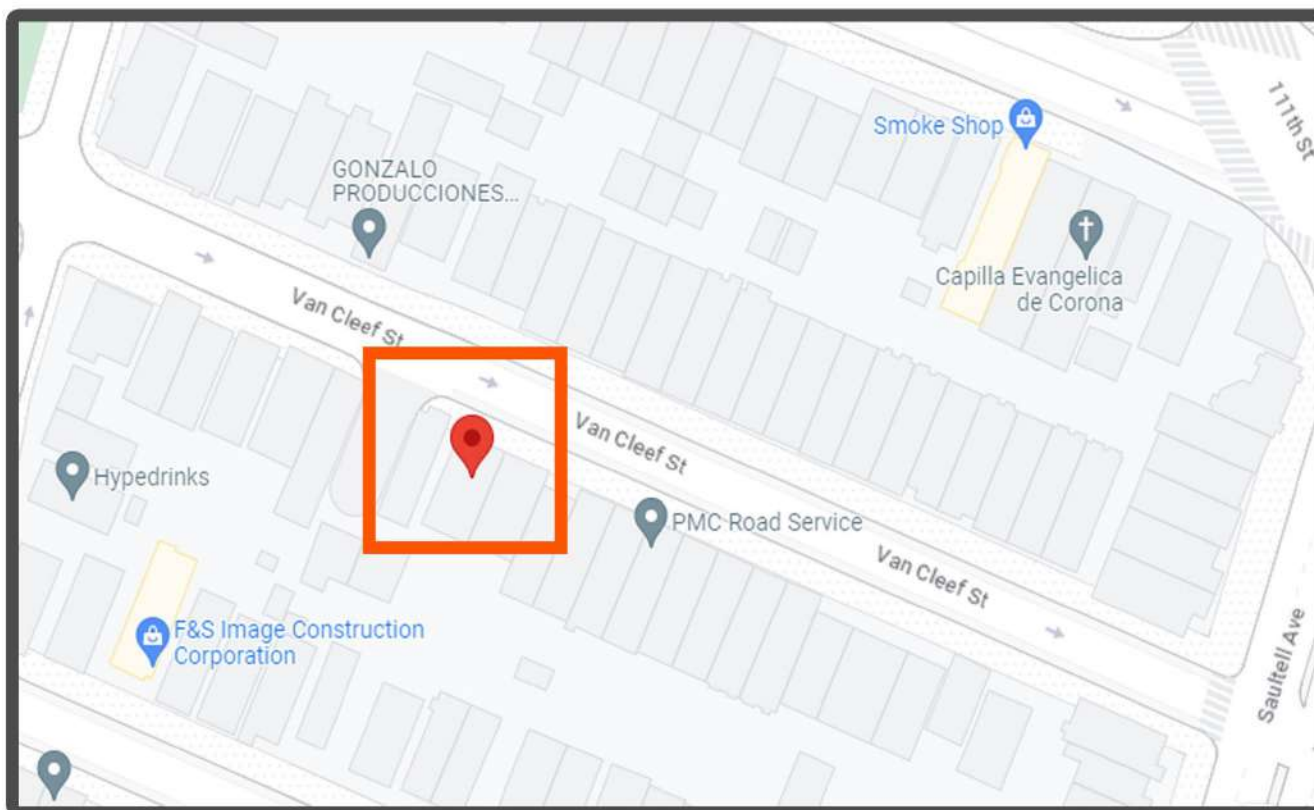
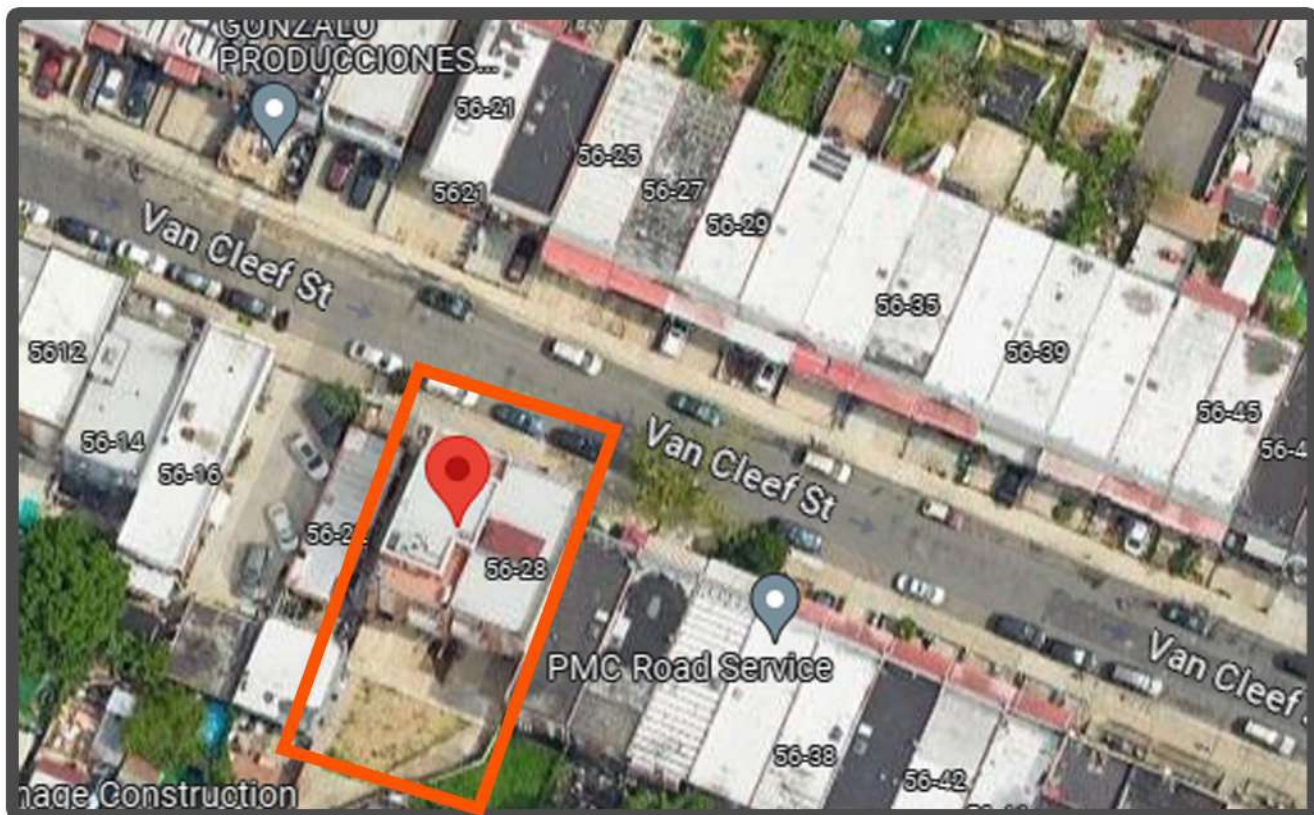
ADDRESS OF PROPERTY: 56-26 & 56-28 Van Cleef St Corona, NY 11368

INCOME:

		<u>Projected w/ Owners Unit</u>
Rental Income	<u>\$222,207.36</u>	<u>\$282,207.36</u>
Additional Income	\$ <u>3,200.00</u> (Laundry)	
Taxes Paid By Tenants	\$ <u>0.00</u>	
Vacancy & Collection Loss	\$ <u>0.00</u>	
GROSS INCOME	<u>\$ 225,407.36</u>	<u>\$285,407.36</u>

EXPENSE:

Taxes	\$ <u>5,515.00</u>	
Water & Sewer	\$ <u>7,383.00</u>	
Insurance	\$ <u>4,121.00</u>	
Gas & Electric	\$ <u>1,936.00</u>	
Maintenance & Repair	\$ <u>3,485.00</u>	
Property Management	\$ <u>6,131.00</u>	
Accounting & Legal Fees	\$ <u>0.00</u>	
Additional Expense	\$ <u>0.00</u>	
TOTAL EXPENSES	<u>\$ 28,571.00</u>	<u>Projected w/ Owners Unit</u>
NET OPERATING INCOME	<u>\$196,836.36</u>	<u>\$256,836.36</u>





Exclusive Agent



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