

Contact:

Mario Tsikis
917-749-6111
mario@citizonerealty.com

CITI ZONE REALTY

33-08 30th Ave. 2nd Floor
Astoria, NY 11103

ASTORIA, QUEENS **12 FAMILY** **APARTMENT BUILDING** **EXCLUSIVE**

ADDRESS: **34-28 43RD ST, ASTORIA, NY 11103**
BETWEEN 34TH AVE. AND NORTHERN BLVD.

DESCRIPTION: (1) 3 STORY WALK-UP BUILDING WITH 12 UNITS + 2 CAR PARKING

BLOCK/LOT: 675/42 YEAR BUILT: 1922 APROX.

LOT SIZE: 28' X 100' BUILT: 28' X 68'

ZONING: R5

LAYOUT: 6/1BR'S & 6/STUDIO'S +2 PARKING

INCOME: **12 APT(S)** \$ **222,488.04**
Parking \$ **3,600.00**

\$228,089.04

| | | | |
|-----------|--------------------|----|--------|
| ESTIMATED | TAXES | \$ | 57,067 |
| EXPENSES: | INSURANCE | \$ | 4,500 |
| | WATER & SEWER | \$ | 6,560 |
| | CON EDISON (34-24) | \$ | 6,615 |

NET OPERATING INCOME: \$74,742
\$153,347.04

PRICE: **\$2,999,999**

CAP: 5.1%

REMARKS: 12 FAMILY BUILDING LOCATED IN PRIME DESIREABLE ASTORIA. VERY CLOSE TO TRANSPORTATION AND 15 MINUTES TO MIDTOWN MANHATTAN. EXCELLENT INVESTMENT OPPORTUNITY.

Contact:

Mario Tsikis
917-749-6111
mario@citizonerealty.com

CITI ZONE REALTY

33-08 30th Ave. 2nd Floor
Astoria, NY 11103

34-28 43 STREET, ASTORIA, NY **RENT ROLL**

| Apt. | Size | Rent | Lease |
|-----------|--------|---------------|------------|
| 1A | 1BR | \$ 1,520.56 | 5/31/2021 |
| 1B | 1BR | \$ 1,640.00 | 4/30/2022 |
| 1C | STUDIO | \$ 1,471.75 | 4/30/2021 |
| 1D | STUDIO | \$ 1,460.84 | 10/31/2021 |
| 2A | 1BR | \$ 1,725.50 | 7/31/2021 |
| 2B | 1BR | \$ 1,818.00 | 9/30/2022 |
| 2C | STUDIO | \$ 1,251.71 | 11/30/2021 |
| 2D | STUDIO | \$ 1,500.00 | 3/30/2022 |
| 3A | 1BR | \$ 1,827.00 | 4/30/2021 |
| 3B | 1BR | \$ 1,650.00 | 12/31/2021 |
| 3C | STUDIO | \$ 1,211.51 | 9/30/2021 |
| 3D | STUDIO | \$ 1,390.55 | 4/30/2021 |
| Parking 1 | | \$ 150.00 | M2M |
| Parking 2 | | \$ 100.00 | VACANT |
| Storage | | \$ 290.00 | |
| | | \$ 19,007.42 | |
| | | \$ 228,089.04 | |



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. CITI ZONE REALTY WILL NOT BE HELD LIABLE FOR ANY MISINFORMATION. ALL INFORMATION MUST BE INDEPENDENTLY VERIFIED.