



Commercial Division

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37-55 76th Street, Jackson Heights

ASKING PRICE: \$2,450,000

CAP RATE: 6.4%

RENT ROLL:

	<u>Monthly</u>	<u>Annual</u>	<u>Lease Expiration</u>
<u>Office</u>	<u>\$4,200.00</u>	<u>\$50,400.00</u>	<u>12/31/2025</u>
<u>Apt. 1</u>	<u>\$1,439.00</u>	<u>\$17,268.00</u>	<u>month to month</u>
<u>Apt. 2</u>	<u>\$1,235.00</u>	<u>\$14,820.00</u>	<u>month to month</u>
<u>Apt. 3</u>	<u>\$1,201.48</u>	<u>\$14,417.76</u>	<u>month to month</u>
<u>Apt. 4</u>	<u>\$1,368.01</u>	<u>\$16,416.12</u>	<u>month to month</u>
<u>Apt. 5</u> <u>Superintendent</u>			
<u>Apt. 6</u>	<u>\$1,642.59</u>	<u>\$19,711.08</u>	<u>month to month</u>
<u>Apt. 7</u>	<u>\$1,666.77</u>	<u>\$20,001.24</u>	<u>month to month</u>
<u>Apt. 8</u>	<u>\$1,250.00</u>	<u>\$15,000.00</u>	<u>month to month</u>
<u>Apt. 9</u>	<u>\$1,510.43</u>	<u>\$18,125.16</u>	<u>month to month</u>
<u>Apt. 10</u>	<u>\$1,445.27</u>	<u>\$17,343.24</u>	<u>month to month</u>
<u>Apt. 11</u>	<u>\$1,203.47</u>	<u>\$14,441.64</u>	<u>month to month</u>
<u>Apt. 12</u>	<u>\$1,339.35</u>	<u>\$16,072.20</u>	<u>month to month</u>
<u>Apt. 13</u>	<u>\$1,272.86</u>	<u>\$15,274.32</u>	<u>month to month</u>
<u>Apt. 14</u>	<u>\$1,651.24</u>	<u>\$19,814.88</u>	<u>month to month</u>
<u>Apt. 15</u>	<u>\$1,726.79</u>	<u>\$20,721.48</u>	<u>month to month</u>
Total Rent Roll:	\$24,152.26	\$289,827.12	

EXPENSES:

Real Estate Taxes:	\$76,109.00
Insurance:	\$22,046.55
<u>Utilities:</u> <u>Includes Electric, Gas and Water</u>	<u>\$34,840.00</u>
Total Expenses:	\$132,995.55

NOI: \$156,831.57