



MODERNSPACES
Commercial + Investment Division



THE CATHERINE - 31-64 41ST STREET, ASTORIA, NY 11103

Renovated 8 Unit Multifamily Investment For Sale - \$3,900,000

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PROPERTY INFORMATION

Address:	31-64 41st Street, Astoria, NY 11103
Block / Lot:	678 / 67
Lot Dimensions / Size:	25' x 100' / 2,500 S.F. (Approx.)
Zoning:	R5
Building Dimensions / Size:	20' x 70' / 6,484 S.F. (Approx.)
Stories / Units:	4 / 8
Net Operating Income:	\$267,221
Real Estate Taxes (25/26):	\$32,527

CONTACT

EVAN J. DANIEL — EXECUTIVE VICE PRESIDENT — 516-508-8189 — EVAN@MODERNSPACESNYC.COM

EVANDANIELRE.COM

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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PROPERTY DESCRIPTION & RENOVATED UNIT FEATURES

The Catherine located at 31-64 41st Street is a fully remodeled boutique luxury loft building in the heart of Astoria and conveniently located a few blocks from the subway.

All apartments have been fully updated and the design modernized with the units now featuring elegant condo finishes and only the highest quality materials with Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms.

- **Engineer Hard Hardwood Floors**
- **Recessed Lighting**
- **Quartz Countertops**
- **Brand New Panelled Appliances**
- **Custom Kitchen Cabinets**
- **Luxury Bathroom with Ceramic Tile-work**
- **Whisper Quiet Split Unit HVAC System**
- **Livingroom Equipped with 52" LED Smart TV**

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PROPERTY FINANCIALS

Unit	Beds / Baths	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
1A	2 / 1	580	7/31/2025	\$68.28	\$3,300	\$39,600
1B	2 / 1	615	7/31/2025	\$69.27	\$3,550	\$42,600
2A	2 / 1	775	9/30/2025	\$56.90	\$3,675	\$44,100
2B	2 / 1	615	8/31/2025	\$69.27	\$3,550	\$42,600
3A	2 / 1	615	4/30/2025	\$45.83	\$2,349	\$28,187
3B	2 / 1	615	9/30/2025	\$69.27	\$3,550	\$42,600
4A	2 / 1	775	6/30/2025	\$54.97	\$3,550	\$42,600
4B	2 / 1	615	6/30/2025	\$69.27	\$3,550	\$42,600
Total					\$27,074	\$324,887

Expenses

Real Estate Taxes (25/26)	\$32,527
Water/Sewer	\$7,500
Insurance	\$6,639
Electric	\$6,000
Repairs & Maintenance	\$5,000
Total Expenses	\$57,666

Effective Gross Income **\$324,887**

Total Expenses **(\$57,666)**

Net Operating Income **\$267,221**

*All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. The owner makes no representations regarding the regulatory status of apartments. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.

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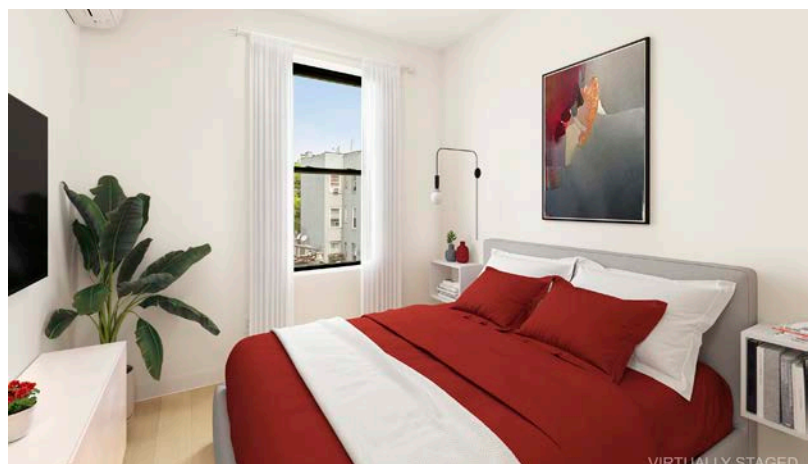
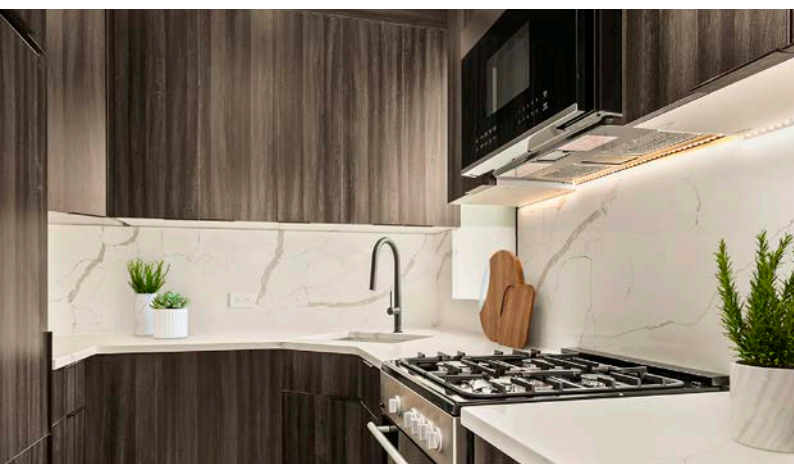
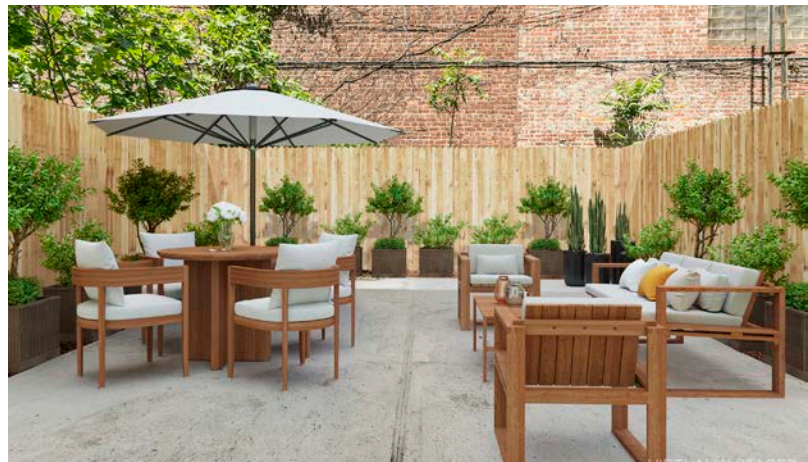
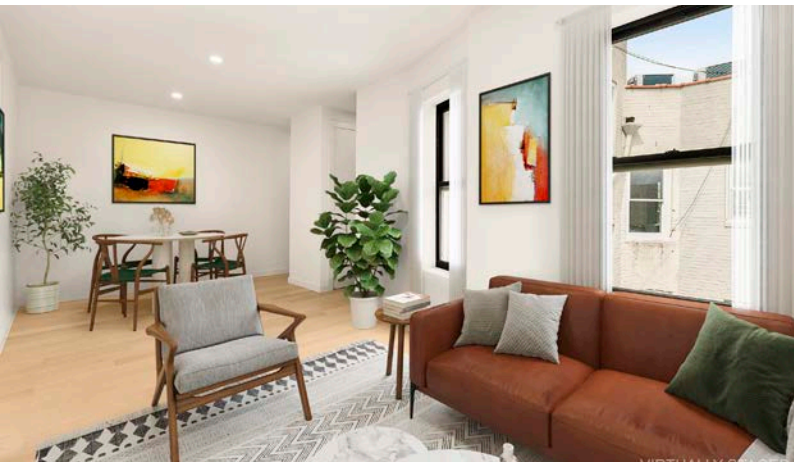
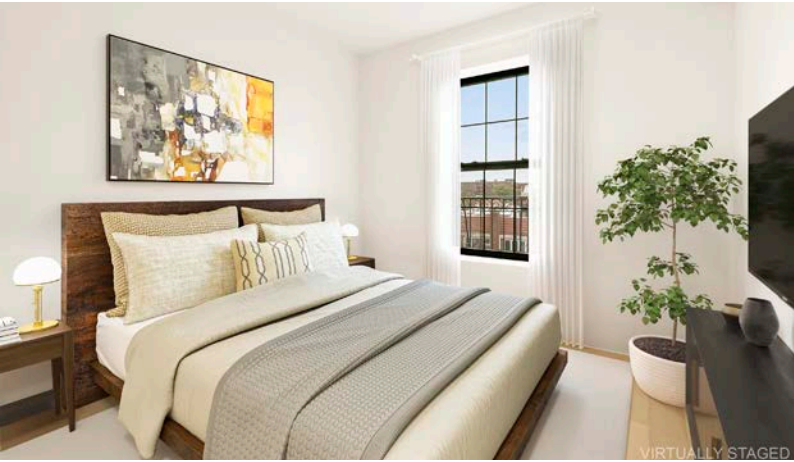
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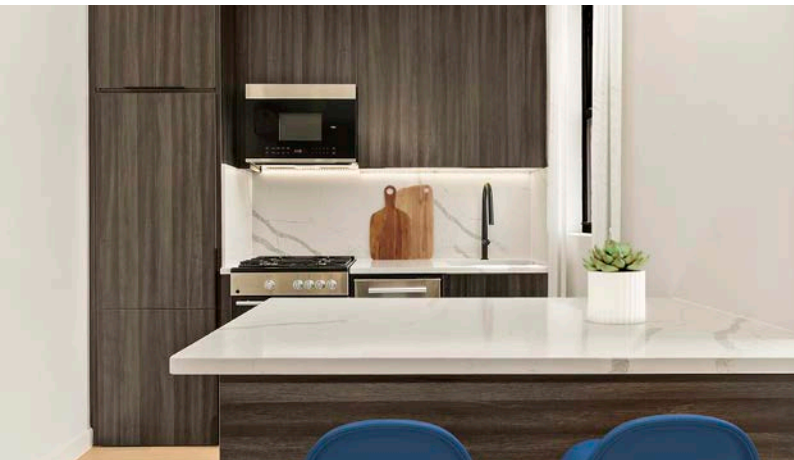
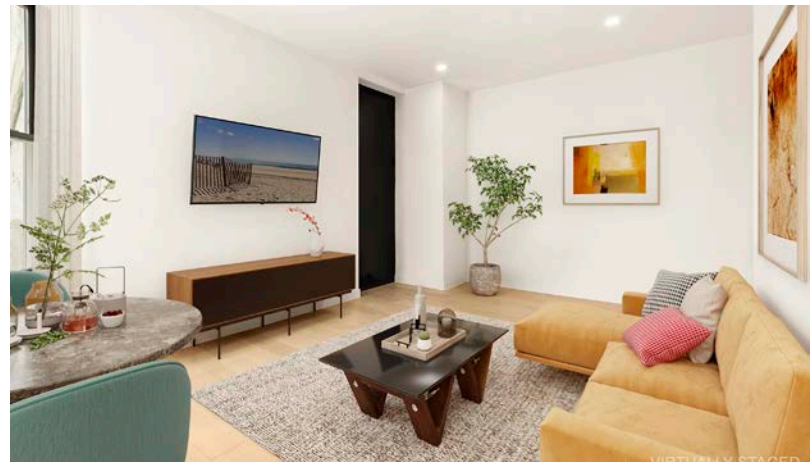
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