

FOR SALE

32-80 30th Street

Astoria NY 11106

7,228 Approx SF

8 Apartments # of Units



SAFDIE REALTY GROUP

Exclusive Broker

Roni Yaghoobzar

(516) 469-0773

www.safdierealtygroup.com

Roni@safdierealtygroup.com

PROPERTY SUMMARY

32-80 30th Street, Astoria NY 11106

INVESTMENT HIGHLIGHTS

- 8 Apartments # of Units
- 7,228 Approx SF
- 5.77% Current Cap Rate
- \$450,000 Price/Unit
- \$498 Price/SF
- Lot SF 2,790 SF
- Lot Dimensions 27.67 ft x 100.83 ft
- Building Dimensions 27.83 ft x 74.67 ft
- Tax Class 2B

OFFERING PRICE: \$3,600,000



PROPERTY PHOTOS



FINANCIALS

FOR SALE

| 32-80 30TH ST | | | | 32-80 30TH ST | | | |
|------------------------|---------------------|--------------|----|------------------------|---------------------|--------------|--|
| EXISTING | | BEDROOMS | | EXISTING | | BEDROOMS | |
| 1R | \$3,450.00 | 3 Bed Bath | FM | 1R | \$3,800.00 | 3 Bed Bath | |
| 1L | \$3,450.00 | 3 Bed Bath | FM | 1L | \$3,800.00 | 3 Bed Bath | |
| 2R | \$3,450.00 | 3 Bed Bath | FM | 2R | \$3,800.00 | 3 Bed Bath | |
| 2L | \$3,520.00 | 3 Bed Bath | FM | 2L | \$3,800.00 | 3 Bed Bath | |
| 3R | \$3,425.00 | 3 Bed Bath | FM | 3R | \$3,800.00 | 3 Bed Bath | |
| 3L | \$1,778.77 | 3 Bed Bath | RS | 3L | \$1,827.69 | 3 Bed Bath | |
| 4R | \$3,300.00 | 3 Bed Bath | FM | 4R | \$3,800.00 | 3 Bed Bath | |
| 4L | \$3,350.00 | 3 Bed Bath | FM | 4L | \$3,800.00 | 3 Bed Bath | |
| Total Per Month | \$25,723.77 | | | Total Per Month | \$28,427.69 | | |
| Total Per Year | \$308,685.24 | | | Total Per Year | \$341,132.28 | | |
| Less Vacancy | \$299,424.68 | | | Less Vacancy | \$330,898.31 | | |



FINANCIALS

EXPENSES

| | | |
|------------|-------------|--------------|
| TAX | \$32,628.88 | Tax Class 2B |
| INSURANCE | \$9,600.00 | |
| WATER | \$10,272.00 | |
| GAS | \$8,800.00 | |
| MANAGEMENT | \$15,434.26 | |
| REPAIRS | \$6,000.00 | |
| CAP X | \$2,800.00 | |
| PORTER | \$4,200.00 | |
| ELECTRIC | \$2,000.00 | |

EXPENSES

| | | |
|------------|-------------|--------------|
| TAX | \$32,628.88 | Tax Class 2B |
| INSURANCE | \$9,600.00 | |
| WATER | \$10,272.00 | |
| HEAT (OIL) | \$8,800.00 | |
| MANAGEMENT | \$17,056.61 | |
| REPAIRS | \$6,000.00 | |
| CAP X | \$2,800.00 | |
| PORTER | \$4,200.00 | |
| ELECTRIC | \$2,000.00 | |

TOTAL EXPENSES **\$91,735.14**

NOI **\$207,689.54**

PURCHASE PRICE **\$3,600,000.00**

CAP RATE **5.77%**

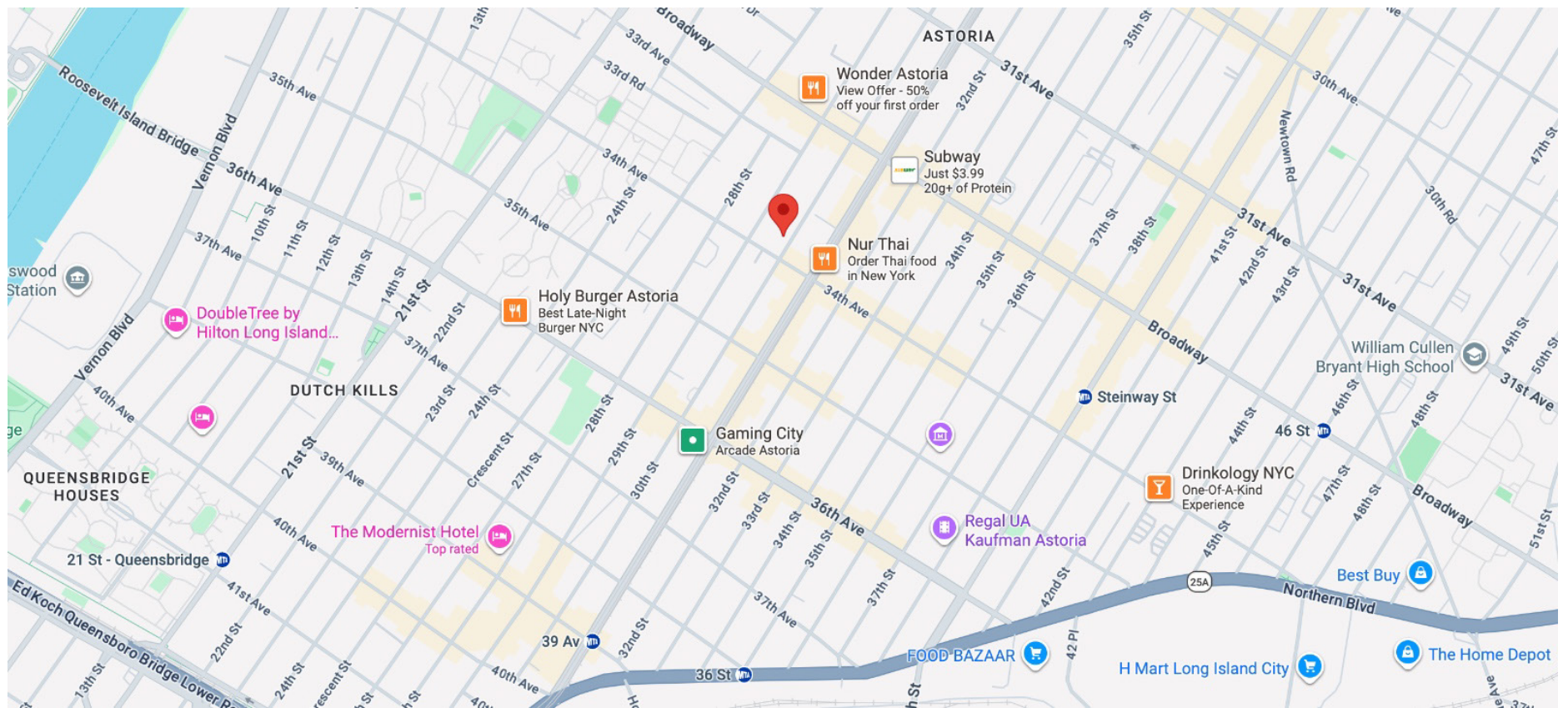
TOTAL EXPENSES **\$93,357.49**

NOI **\$237,540.82**

PURCHASE PRICE **\$3,600,000.00**

CAP RATE **6.60%**

PROPERTY MAPS





7,228 APPROX SF
8 APARTMENTS # OF UNITS

32-80 30TH STREET, ASTORIA NY 11106

FOR MORE INFORMATION, PLEASE CONTACT

EXCLUSIVE BROKER
RONI YAGHOOBZAR

(516) 469-0773

www.safdierealtygroup.com
Roni@safdierealtygroup.com