



**MODERN SPACES**  
Commercial + Investment Division



**5-16 47TH ROAD, LONG ISLAND CITY, NY 11101**

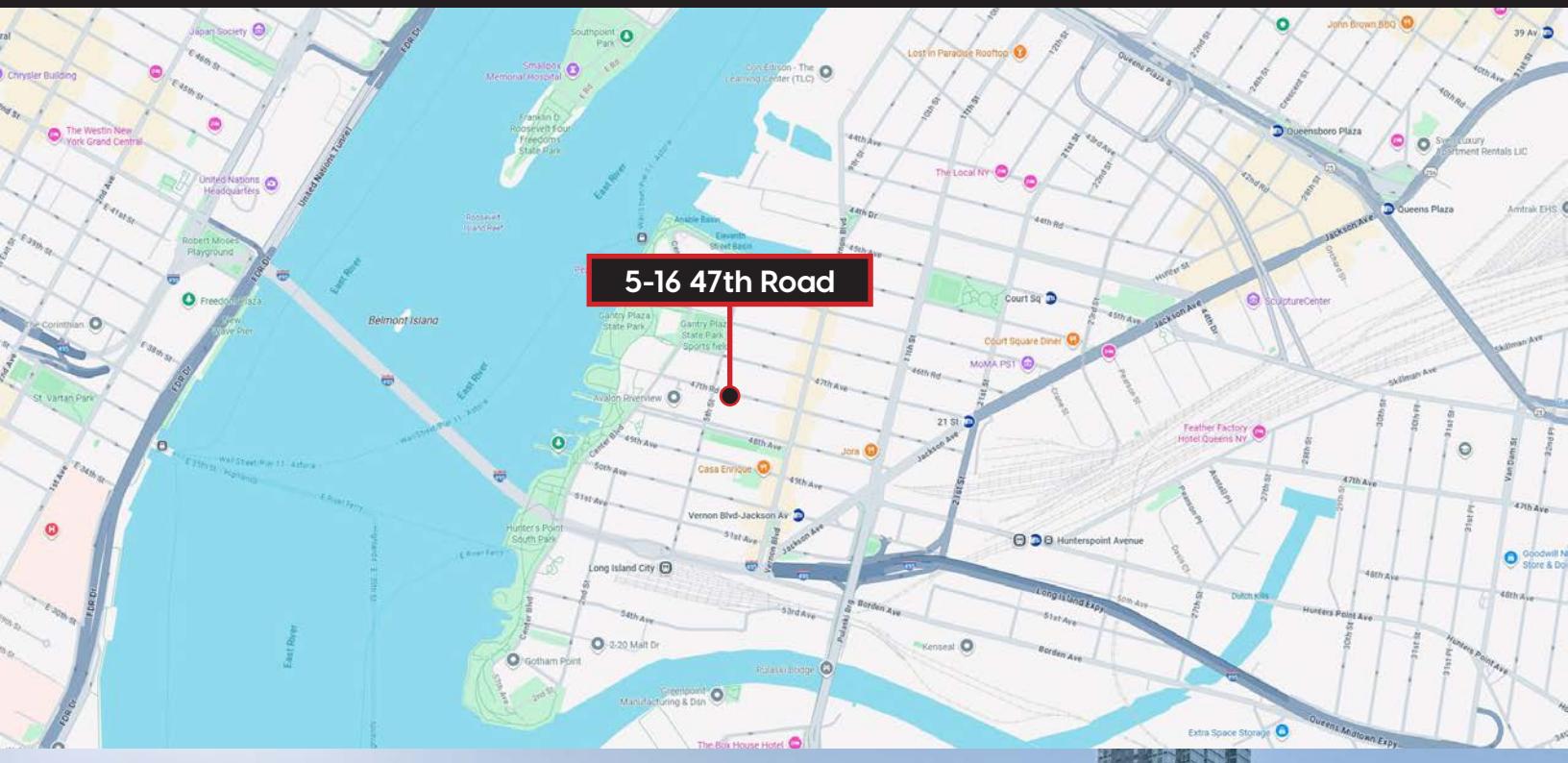
8 Unit Multifamily Investment For Sale - Asking Price: \$2,200,000

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## PROPERTY INFORMATION

<b>Address:</b>	5-16 47th Road, Long Island City, NY 11101
<b>Block / Lot:</b>	30 / 31
<b>Lot Dimensions / Size:</b>	30' x 100' / 3,000 S.F. (Approx.)
<b>Zoning:</b>	M1-4 / R6B
<b>Building Dimensions / Size:</b>	30' x 55' / 6,600 S.F. (Approx.)
<b>Stories / Units:</b>	4 / 8
<b>Rent Stabilized Units:</b>	5
<b>Net Operating Income:</b>	\$154,675
<b>Real Estate Taxes (25/26):</b>	\$19,271

## CONTACT

EVAN J. DANIEL – EXECUTIVE VICE PRESIDENT – 516-508-8189 – [EVAN@MODERNSPACESNYC.com](mailto:EVAN@MODERNSPACESNYC.com)

[EVANDANIELRE.com](http://EVANDANIELRE.com)

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## PROPERTY FINANCIALS

Unit	BD/BA	Status	LXP	Monthly Rent	Annual Rent
1L	2/1	FM	5/31/2027	\$3,470	\$41,640
1R	2/1	RS	6/30/2026	\$1,391	\$16,692
2L	2/1	FM	7/31/2026	\$2,993	\$35,916
2R	2/1	RS	1/31/2028	\$2,171	\$26,052
3L	2/1	FM	5/31/2027	\$3,487	\$41,844
3R	2/1	RS	1/31/2026	\$1,881	\$22,572
4L	2/1	RS	4/30/2027	\$1,291	\$15,492
4R	2/1	RS	2/28/2026	\$1,224	\$14,688
<b>Total</b>				<b>\$17,908</b>	<b>\$214,896</b>
<b>Expenses</b>					
Real Estate Taxes (25/26)					\$19,271
Water/Sewer					\$5,500
Insurance					\$8,873
Heat					\$7,850
Electric					\$2,880
Payroll					\$4,800
Repairs					\$4,600
Management & Reserve					\$6,447
<b>Total Expenses</b>					<b>\$60,221</b>
<b>Effective Gross Income</b>					
<b>Total Expenses</b>					<b>\$214,896</b>
<b>Net Operating Income</b>					<b>(\$60,221)</b>
<b>Net Operating Income</b>					<b>\$154,675</b>

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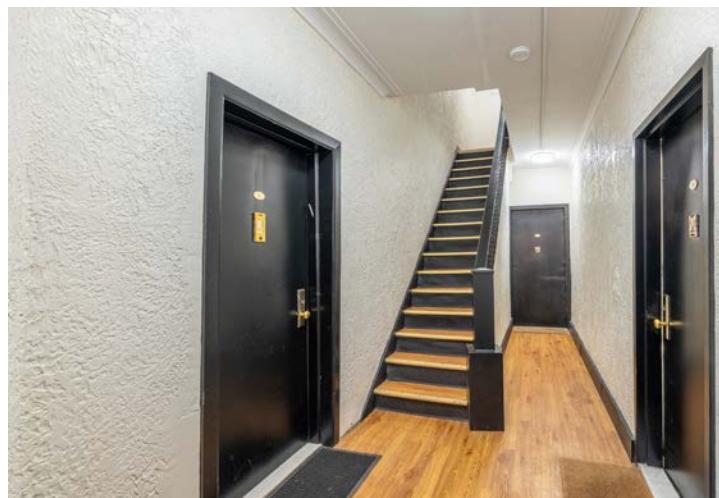
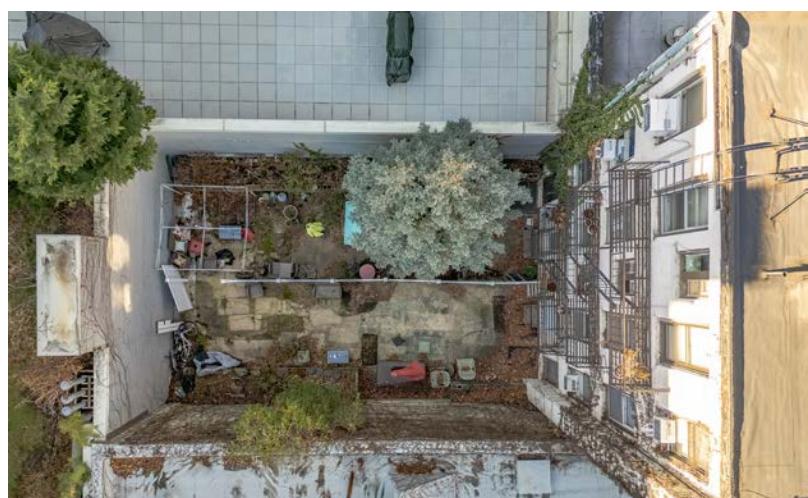
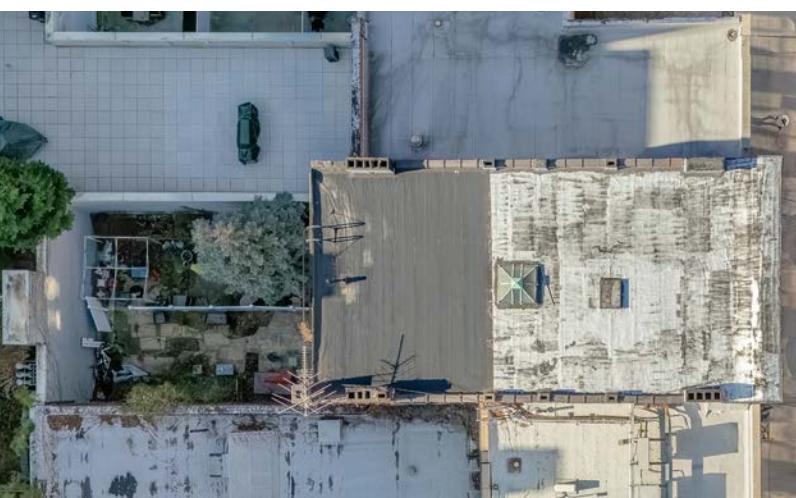
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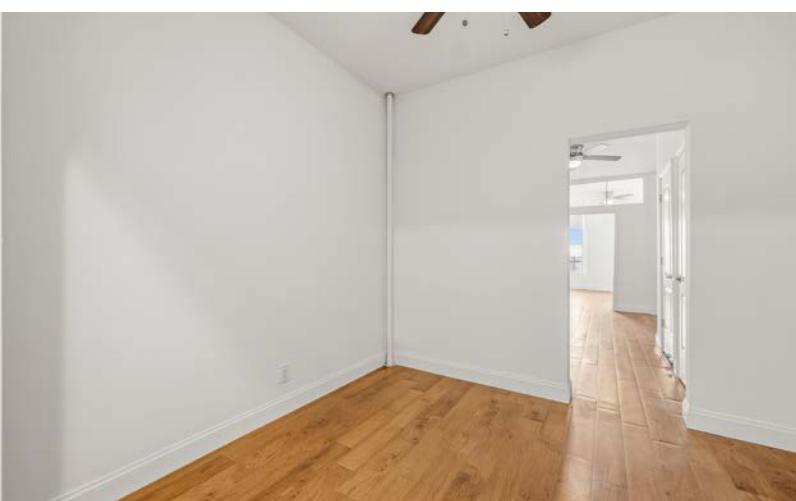
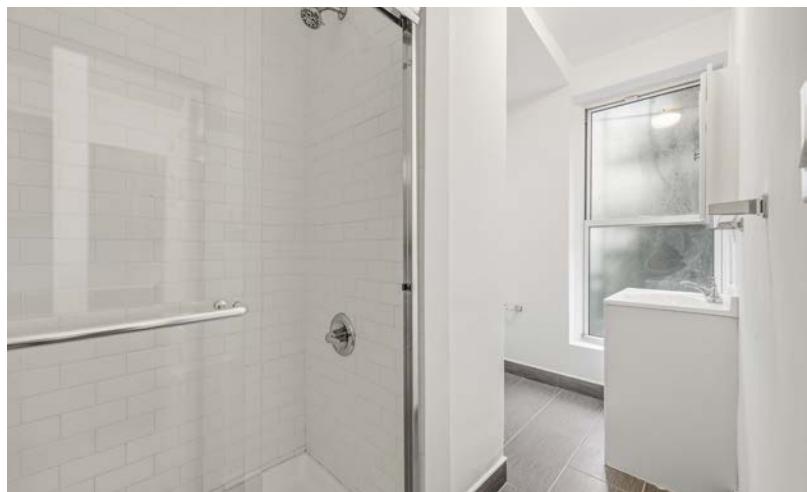
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