



MODERN SPACES
Commercial + Investment Division



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

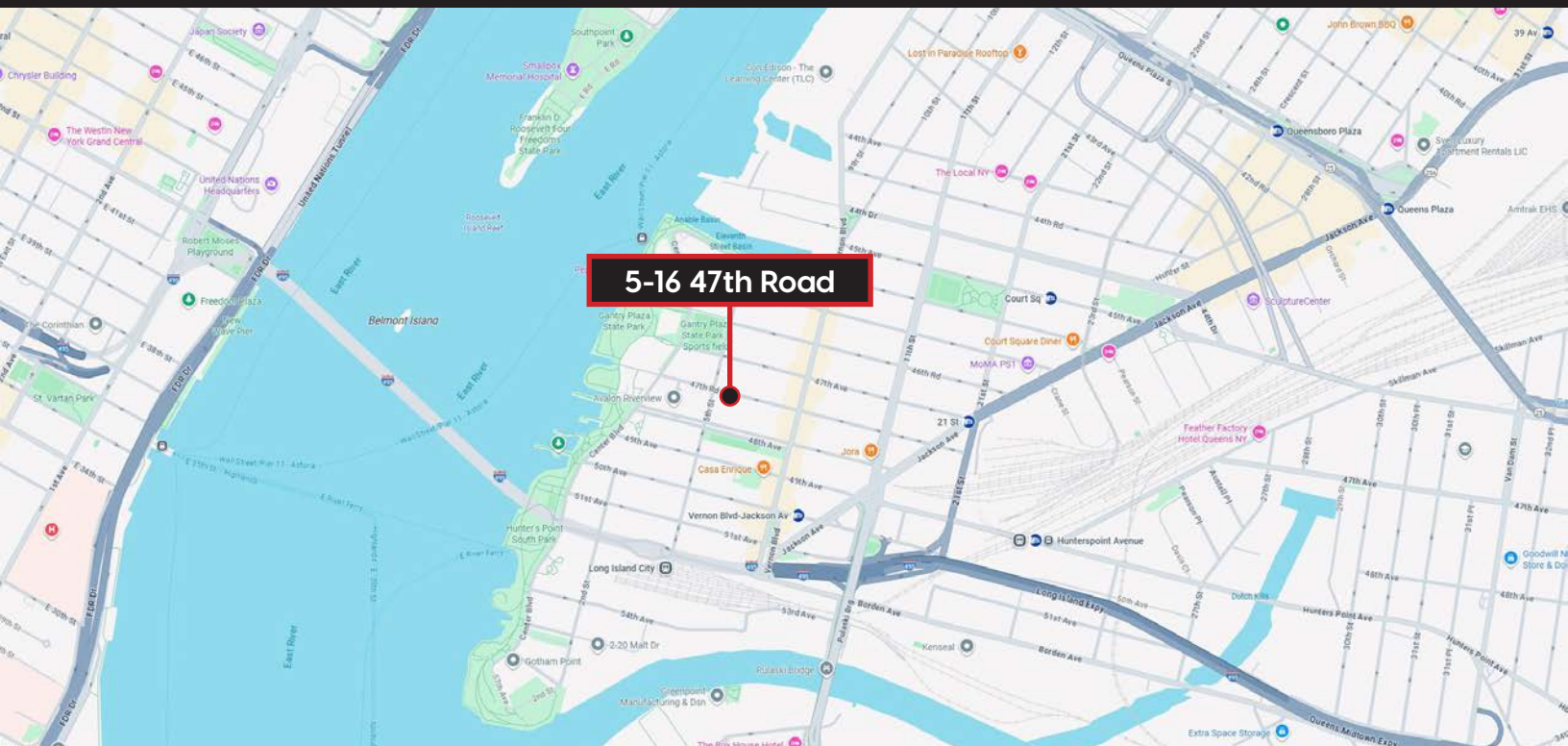
8 Unit Multifamily Investment For Sale - Asking Price: \$2,200,000

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PROPERTY INFORMATION

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

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 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
Total				\$17,908	\$214,896

Expenses

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

Total Expenses	\$60,221
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Effective Gross Income	\$214,896
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Total Expenses	(\$60,221)
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Net Operating Income	\$154,675
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