

Renovated 8-Unit Investment Portfolio

190-15 & 190-17 Crocheron Ave, Flushing, NY 11358

Prime Location: 5-minute walk to LIRR Station – Extremely Convenient



Rent Roll Summary

Unit	Status	Monthly Rent
190-15 1F	Occupied	\$1,890
190-15 1R	Occupied	\$1,690
190-15 2F	Vacant	\$1,800 (Projected)
190-15 2R	Occupied	\$2,380
190-17 1F	Occupied	\$2,050
190-17 1R	Vacant **Free Market**	\$2,600 (Projected)
190-17 2F	Occupied	\$2,400
190-17 2R	Occupied	\$1,950

Annual Operating Expenses

Category	Annual Cost
Property Tax	\$44,675
Water & Sewer	\$5,070
Gas & Electric	\$15,760
Total Expenses	\$65,505

Financial Summary

Item	Amount
Full Annual Rent	\$201,120
NOI	\$135,615 / Year
Cap Rate	~5.02%
Asking Price	\$2,699,000
Portfolio Breakdown	7 Stabilized Units + 1 Free Market Unit

Alice Zhang | Licensed Real Estate Broker
Billion Homes Realty Corp.
■ 917-900-8066
■ alice@billionhomesrealty.com