



MODERNSPACES
Commercial + Investment Division



118-16 91ST AVENUE, RICHMOND HILL, NY 11418

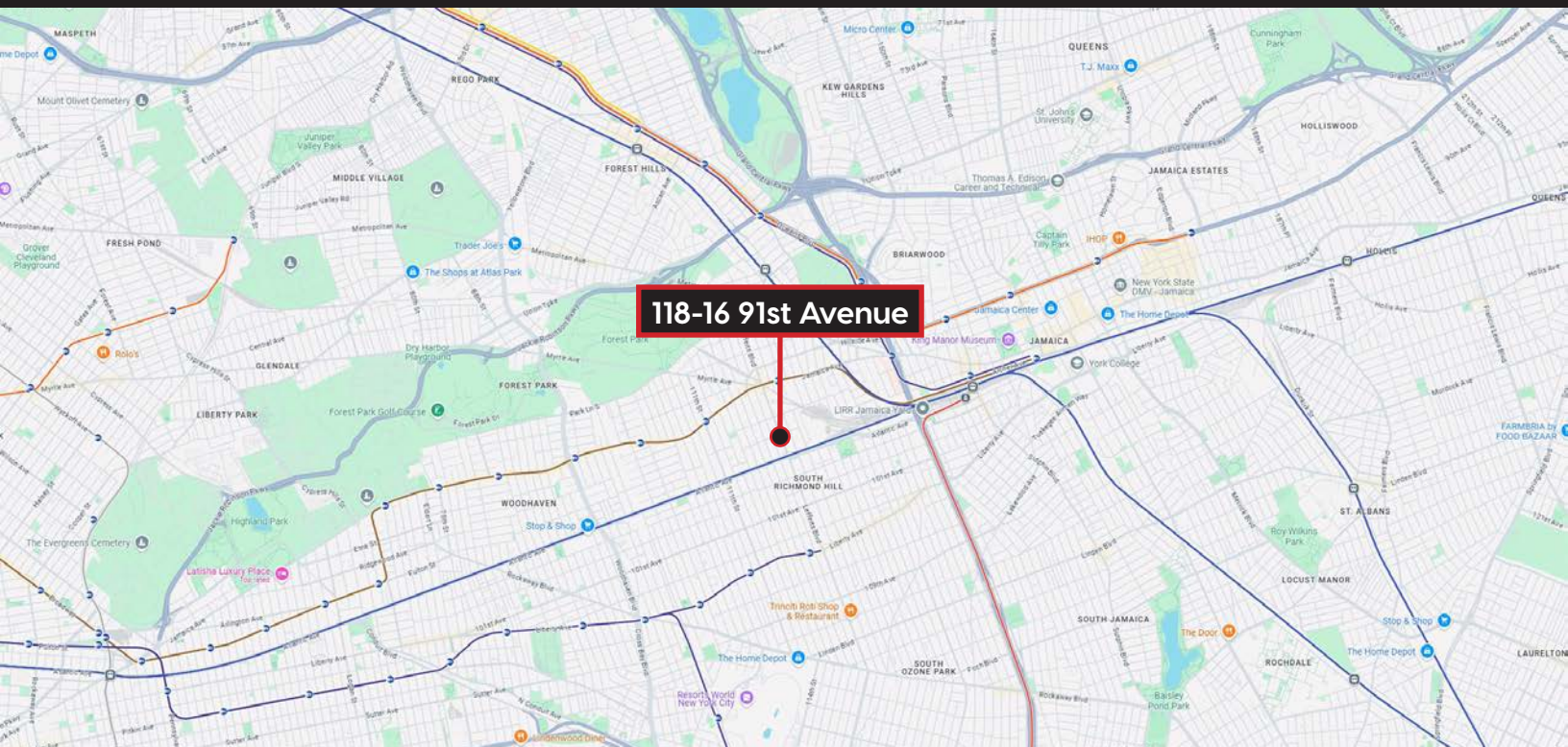
30 Unit Multifamily Investment For Sale - Asking Price: \$5,500,000

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PROPERTY INFORMATION

Address:	118-16 91st Avenue, Richmond Hill, NY 11418
Block / Lot:	9350 / 6
Lot Dimensions / Size:	75' x 93' / 6,989 S.F. (Approx.)
Zoning:	R4A
Building Dimensions / Size:	75' x 83' / 21,000 S.F. (Approx.)
Stories / Units:	4 / 30
Additional Income:	Cell Tower & Laundry
Net Operating Income:	\$405,609
Real Estate Taxes (24/25):	\$82,586

CONTACT

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EVANDANIELRE.COM

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PROPERTY HIGHLIGHTS

- 30 Residential Units
- Cell Tower Income (\$24,671 per Annum)
- Laundry Income (\$15,000 per Annum)
- Rents Below Legal Rent
- Nearby Access to J, Z & A Subway Lines
- 15 Minutes to JFK International Airport
- 5 Minutes to Van Wyck Expressway (I-678)
- 10 Minutes to Belt Parkway
- 7 Minutes to Grand Central Parkway

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PROPERTY FINANCIALS - RENT ROLL

Unit	Beds	Status	LXP	Pref. Rent	Legal Rent	Annual Pref.	Annual Legal
A1	2	SUPER	N/A	\$-	\$-	\$-	\$-
A2	Studio	RS	2/28/2026	\$1,508	\$2,509	\$18,094	\$30,112
A3	1	FM	12/31/2025	\$1,845	\$1,845	\$22,140	\$22,140
A4	1	RS	9/30/2026	\$2,155	\$3,352	\$25,860	\$40,225
A5	1	RS	6/30/2025	\$1,496	\$1,703	\$17,955	\$20,441
A6	1	RS	3/31/2026	\$1,631	\$1,631	\$19,577	\$19,577
B1	1	RS	6/30/2026	\$1,432	\$2,140	\$17,181	\$25,680
B2	1	RS	VACANT	\$950	\$950	\$11,400	\$11,400
B3	1	RS	2/28/2026	\$1,762	\$2,318	\$21,141	\$27,815
B4	Studio	RS	12/31/2025	\$1,695	\$1,786	\$20,340	\$21,437
B5	1	FM	8/31/2025	\$1,675	\$1,675	\$20,100	\$20,100
B6	1	RS	12/31/2025	\$1,648	\$2,027	\$19,781	\$24,323
B7	1	RS	12/31/2025	\$1,858	\$2,533	\$22,292	\$30,399
B8	Studio	RS	2/28/2026	\$1,460	\$1,460	\$17,518	\$17,518
C1	1	RS	12/31/2025	\$1,650	\$2,556	\$19,799	\$30,673
C2	1	FM	5/31/2025	\$1,780	\$1,780	\$21,360	\$21,360
C3	1	RS	4/30/2025	\$1,727	\$2,213	\$20,725	\$26,559
C4	Studio	RS	2/28/2026	\$1,640	\$2,932	\$19,685	\$35,183
C5	1	FM	8/31/2025	\$1,725	\$1,725	\$20,703	\$20,703
C6	1	RS	12/31/2026	\$1,585	\$2,154	\$19,020	\$25,846
C7	1	RS	10/31/2025	\$1,775	\$3,525	\$21,295	\$42,298
C8	Studio	RS	2/28/2026	\$1,664	\$2,845	\$19,964	\$34,144
D1	1	RS	2/28/2027	\$2,210	\$2,386	\$26,523	\$28,628
D2	1	RS	12/31/2025	\$1,683	\$2,510	\$20,196	\$30,121
D3	1	RS	10/31/2025	\$1,693	\$3,153	\$20,320	\$37,842
D4	Studio	RS	2/28/2027	\$1,685	\$3,530	\$20,224	\$42,354
D5	Studio	RS	7/31/2025	\$1,724	\$1,724	\$20,688	\$20,688
D6	1	RS	3/31/2026	\$1,746	\$2,199	\$20,955	\$26,382
D7	Studio	RS	7/31/2025	\$1,303	\$1,303	\$15,642	\$15,642
D8	Studio	RS	1/31/2027	\$2,000	\$2,010	\$23,997	\$24,118
Laundry			N/A	\$1,250	\$1,250	\$15,000	\$15,000
Cell			9/30/2025	\$2,056	\$2,056	\$24,671	\$24,671
Total				\$52,012	\$67,782	\$624,143	\$813,381

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PROPERTY FINANCIALS - EXPENSES & NET INCOME

Revenue

Potential Gross Income		\$624,143
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Vacancy	3.5%	(\$21,492)
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Effective Gross Income		\$602,298
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Expenses

Real Estate Taxes (24/25)		\$82,586
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Water/Sewer	(F/Y 2024)	\$22,716
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Insurance	(F/Y 2024)	\$31,032
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Fuel	(F/Y 2024)	\$27,014
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Electric	(F/Y 2024)	\$10,841
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Repairs & Maintenance	Projected at \$750/Unit	\$22,500
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Total Expenses		\$196,689
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Effective Gross Income		\$602,298
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Total Expenses		(\$196,689)
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Net Operating Income		\$405,609
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EXTERIOR PHOTOGRAPHS



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