



Alpha Realty

Investment Sales

50-11 45th St, Sunnyside, NY 11377

3-Story Building | 6 Apartments | 4,920 SF

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50-11 45th St, Sunnyside, NY 11377

Between Laurel Hill Blvd & 50th Avenue

3-Story Walk-Up Building | 6 Apartments | 4,920 SF

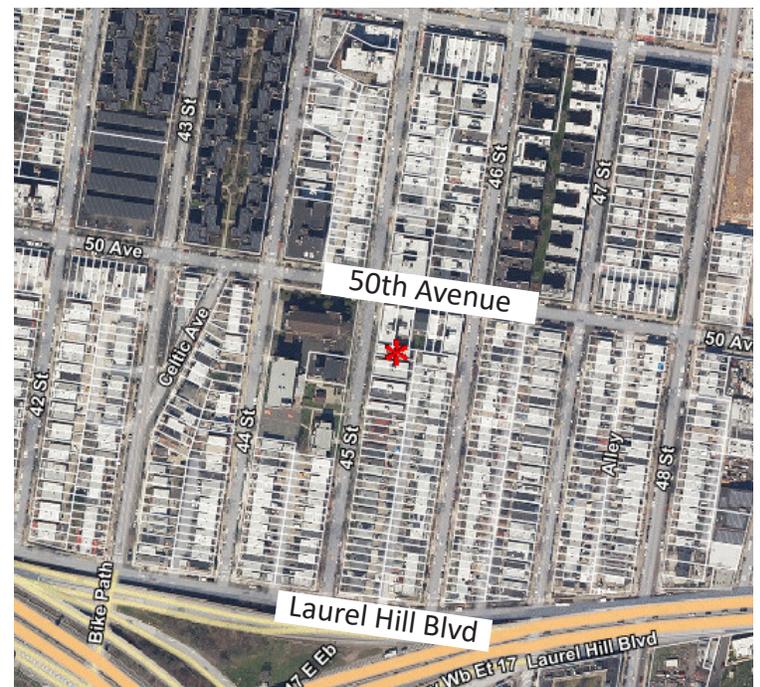
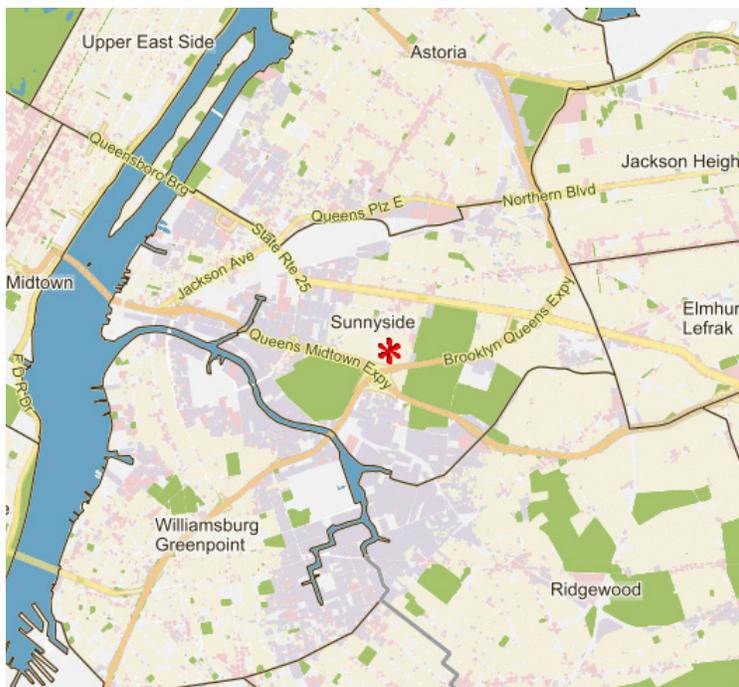
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Investment Sales



PROPERTY OVERVIEW

Neighborhood	Sunnyside
Block/Lot	02295/0039
Lot Size	26' X 100'
Building Size	26' X 82'
Building SF	4,920 SF
Building Type	3-story/Walk-up
Total Apartments	6
Layouts	1/3, 4/4, 1/5
Total Rooms	24
Zoning	R4
FAR (built/allowed)	1.89/0.75
Taxes (25/26)	\$19,258 (Class 2A)
HPD Violations	4/A, 22/B
Year Constructed	1926



\$1,100,000

ASKING PRICE

\$224

\$/SF

9.0X

GRM

7.1%

CAP



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

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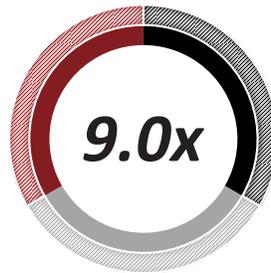
FINANCIAL OVERVIEW

INCOME:		
APARTMENTS (6 units)*	\$	125,371
VACANCY/CREDIT LOSS	\$	(2,507)
EFFECTIVE GROSS INCOME	\$	122,864
ESTIMATED EXPENSES:		
TAXES (25/26)(Class 2A)	\$	19,258
WATER & SEWER	\$	5,400
HEATING	\$	5,800
MANAGEMENT FEE (3%)	\$	3,686
ELECTRIC	\$	800
INSURANCE	\$	6,500
REPAIRS, MAINTENANCE & MISC (\$500/UNIT)	\$	3,000
TOTAL EXPENSES	\$	44,444
NET OPERATING INCOME	\$	78,420

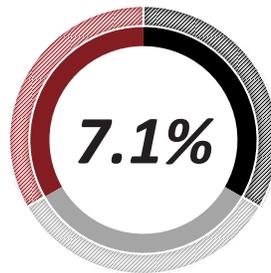
*Rent Roll available upon request



PRICE/SF



RENT MULTIPLE



CAP RATE

DETAILS & HIGHLIGHTS

- 3-story walk-up building consisting of 6 apartments
- Tax Class 2A
- The property is located on a quiet residential block near a retail corridor with shopping, dining, and transportation options
- Near to the 40th Street Station (7 train)

\$1,100,000 | **\$224** | **9.0X** | **7.1%**
 ASKING PRICE \$/SF GRM CAP



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