

43-15 Judge St, Elmhurst, NY 11373

Asking: \$1,400,000

PROPERTY FEATURES

# of Family	6
Lot size	24.58 x 100
Lot Sq. Ft.	2,458
Building Size	20 x 80
Building Sq. Ft.	4,800
Zoning	R5
Taxes (2018)	\$22,476
NOI	\$70,627 Pro Forma

INCOME

Unit	Monthly	Yearly
1 F (1 Bed)	\$433.55	\$5,202
1 R (2 Bed)	\$956	\$11,436
	Vacant	Vacant
2 F (2 Bed)	<i>Pro Forma</i> \$2,000	<i>Pro Forma</i> \$24,000
2 R (2 Bed)	\$1,600	\$19,200
3 F (2 Bed)	\$1,493	\$17,916
	Vacant	Vacant
3 R (2 Bed)	<i>Pro Forma</i> \$2,000	<i>Pro Forma</i> \$24,000
Total:	\$8,482	\$101,784

EXPENSE

Tax:	\$19,593
Water:	\$4,326
Electric	\$600
Insurance:	\$3,000
Heating:	\$3,638
Total:	\$31,157



Property Description

Investor's Dream! Prime location in Elmhurst. 6 Family. Close to public transportations and hospital. 4 minutes walking distance to Broadway M, R train subway station and 90 St 7 Train. Boiler and water tank have been replaced recently. Huge upward potential.

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Eric Li
Lic. Broker Associate
917-865-6537
eric.li@ecr.nyc

Zhenwu Li
Lic. Salesperson
917-865-6539
jim.li@ecr.nyc