

For Sale ~ Long Island City

**39~02 29TH STREET
LIC ~ QUEENS~NY 11106**

ASKING \$3,675,000

PRIME MIXED USE (4 FAMILY+STORE CAR GARAGE)



ASKING 3,650,000

**SHEETAL SURYAWANSHI
917-651-8946**

LOT AND UNITS INC 32-11 36TH AVE LIC 11106

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INCOME			
Rent Roll			
Unit	Apt Size	Rent	Status
1	2br	\$2,400.00	Free Market
2	2br	\$2,050.00	Free Market
3	2br	\$2,150.00	Free Market
4	2br	\$2,700.00	Free Market
Store	1275sq ft	\$12,000.00	Projected
basement	1275sq ft		Vacant
4 Car Garage		\$1,200.00	Projected
Monthly Income		\$22,500.00	
Annually Income		\$270,000.00	
EXPENSE			
Taxes		\$27,590.76	
Heat		\$6,000.00	
Water & Sewer		\$3,500.00	
Insurance		\$4,000.00	
Electric		\$800.00	
Total Expense		\$41,890.76	
NOI		\$228,109	
CAP 6.1%			

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