

○ 35-45 and 35-49 Crescent Street,
● Astoria NY 11106



NEW AMSTERDAM
TEAM

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KW Commercial & Sarri Realty Global have been exclusively retained for the sale of the double property in Astoria, NY. This is an amazing opportunity to purchase two connected side-by-side multifamily properties of 6 units each, with a parking lot and garages in the back.

About the Building

- 1941 construction, 3 Story apartment building
- 12 residential units
 - 5 One Bedrooms
 - 7 Two Bedrooms
- 6 parking spots
- 8,750 square feet
- Gated parking lot with 6 indoor parking spaces
- Each unit is separately metered for gas and electric
- Both are protected tax class 2A

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Income and Expenses

Income

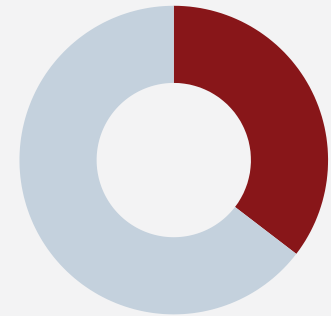
	Unit #	Monthly Actual	Size	Type
35-45 Crescent	1F	\$ 1,155	1b / 1b	RS
	1R	\$ 1,875	2b / 1b	RS
	2F	\$ 1,313	1b / 1b	RS
	2R	\$ 875	2b / 1b	RS
	3F	\$ 1,744	1b / 1b	RS
	3R	\$ 2,200	2b / 1b	RS
35-49 Crescent	1F	\$ 1,293	1b / 1b	RS
	1R	\$ 2,439	2b / 1b	RS
	2F	\$ 1,800	2b / 1b	RS
	2R	\$ 1,351	2b / 1b	RS
	3F	\$ 847	1b / 1b	RS
	3R	\$ 1,373	2b / 1b	RS
Monthly total		\$ 18,265		
Parking	1	\$ 225		
	2	\$ 225		
	3	\$ 250		
	4	\$ -		
	5	\$ 225		
	6	\$ 200		
Monthly total		\$ 1,125		
Total monthly Income		\$ 19,390		
Total Annual Income		\$225,700 ← 3% Vacancy		
Net Operating Income		\$145,843		

Expenses

R.E. Taxes 35-45	\$ 25,241	(actual)
R.E. Taxes 35-49	\$ 22,445	(actual)
Water & sewer	\$ 5,000	(estimate)
Electric	\$ 2,400	(estimate)
Heat oil	\$ 8,000	(estimate)
Super	\$ 3,000	(estimate)
Repairs/maint (3% GPR)	\$ 6,771	(estimate)
Insurance	\$ 7,000	(actual)

Total Expenses **\$79,857**

Expense Ratio **35.4%**



Asking Price
\$ 2,500,000

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Each office is independently owned and operated.

