

AUCTION

Bid by Wednesday,
December 17

12-UNIT MULTI-FAMILY BUILDING
67-28 78th Street · Queens, NY

Reserve \$3,800,000

 **PARAMOUNT** REALTY USA

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OVERVIEW

Located in the highly desirable neighborhood of Middle Village, Queens, this well-maintained 12-unit multifamily building offers stable in-place income. Built in 1930, this 3-story walk-up combines the timeless charm of pre-war architecture with modernized interiors, creating a durable, income-producing asset in one of Queens' most established residential neighborhoods.

Each-2-bedroom rent stabilized unit features spacious layouts, updated kitchens and baths, dishwashers, and ample storage, catering to strong tenant demand for quality housing in this submarket. The property benefits from its quiet, tree-lined setting while remaining just steps from the Metropolitan Avenue retail corridor, Juniper Valley Park, and key transit options including the M train at Middle Village–Metropolitan Avenue and multiple express bus lines. This balance of neighborhood tranquility and accessibility has made Middle Village a preferred destination for long-term renters seeking a blend of suburban character and urban convenience.

With consistent occupancy, proven rent stability and additional parking income, this represents an ideal acquisition for both private investors and portfolio owners seeking a dependable, low-risk multifamily asset in a premier Queens location.



BUILDING INFORMATION

No of Buildings	1
Year Built	1930
Stories	3
Total Area	9,000 sq. ft.
Total Units	12
Occupancy	100%
Style	Walkup
Construction	Masonry

PROPERTY INFORMATION

B/B/L	Queens/3774/27
Location	78th St between 67th Rd & 67th Dr
Frontage	60 ft.
Depth	99.79 ft.
Area	7,111 sq. ft.
Zoning	R4-1
Type	C1 – Six family w/o stores
Tax Class	2
Property Tax	\$36,101/year



INVESTMENT HIGHLIGHTS

- **12-unit, 3-story multi-family building** featuring spacious 2-bedroom units.
- **Strong rent roll stability** with long-term tenants and low vacancy.
- **Individual unit metering and additional parking income** with 9 parking spaces.
- **Prime Middle Village location** on a quiet, low-density block steps from the Metropolitan Avenue retail corridor.
- **Excellent transit access** via the M train and express buses, offering direct connectivity to Manhattan.
- **Updated interiors** with modern kitchens, stainless steel appliances, dishwashers, renovated baths, and ample natural light.

PROJECTED INCOME & EXPENSES

INCOME

Unit	Tenant	Layout	Status	Lease Exp.	Monthly Rent
Apt 1	Dorata Kuzniar	2 BR	RS	5/31/2025	\$1,486.69
Apt 2	Melissa Ortiz	2 BR	RS	4/1/2025	\$2,125.89
Apt 3	Pablo Solis	2 BR	RS	12/31/2026	\$1,534.67
Apt 4	Jose Guzman	2 BR	RS	1/31/2025	\$2,600.00
Apt 5	Jose Aleman	2 BR	RS	3/31/2027	\$1,872.06
Apt 6	Chris Figueroa	2 BR	RS	5/31/2027	\$1,358.33
Apt 7	Ingrid Iturrade	2 BR	RS	4/14/2024	\$2,450.00
Apt 8	Rosa Rodriguez	2 BR	RS	5/15/2026	\$1,506.19
Apt 9	David Robles	2 BR	RS	4/30/2027	\$2,850.00
Apt 10	Joshua Kaye	2 BR	RS	3/31/2027	\$1,400.00
Apt 11	Wilda Pons	2 BR	RS	4/30/2027	\$1,652.90
Apt 12	Alexander Gerpern	2 BR	RS	8/31/2026	\$1,263.51
Storage	Mario Mariuszec	NA	NA	NA	\$550.00
Parking		9 Spaces	NA	NA	\$2,200.00
Monthly:					\$24,850
Annual:					\$298,203
V&C Loss (2.5%):					-\$7,455
Projected Effective Gross Income:					\$290,748

EXPENSES

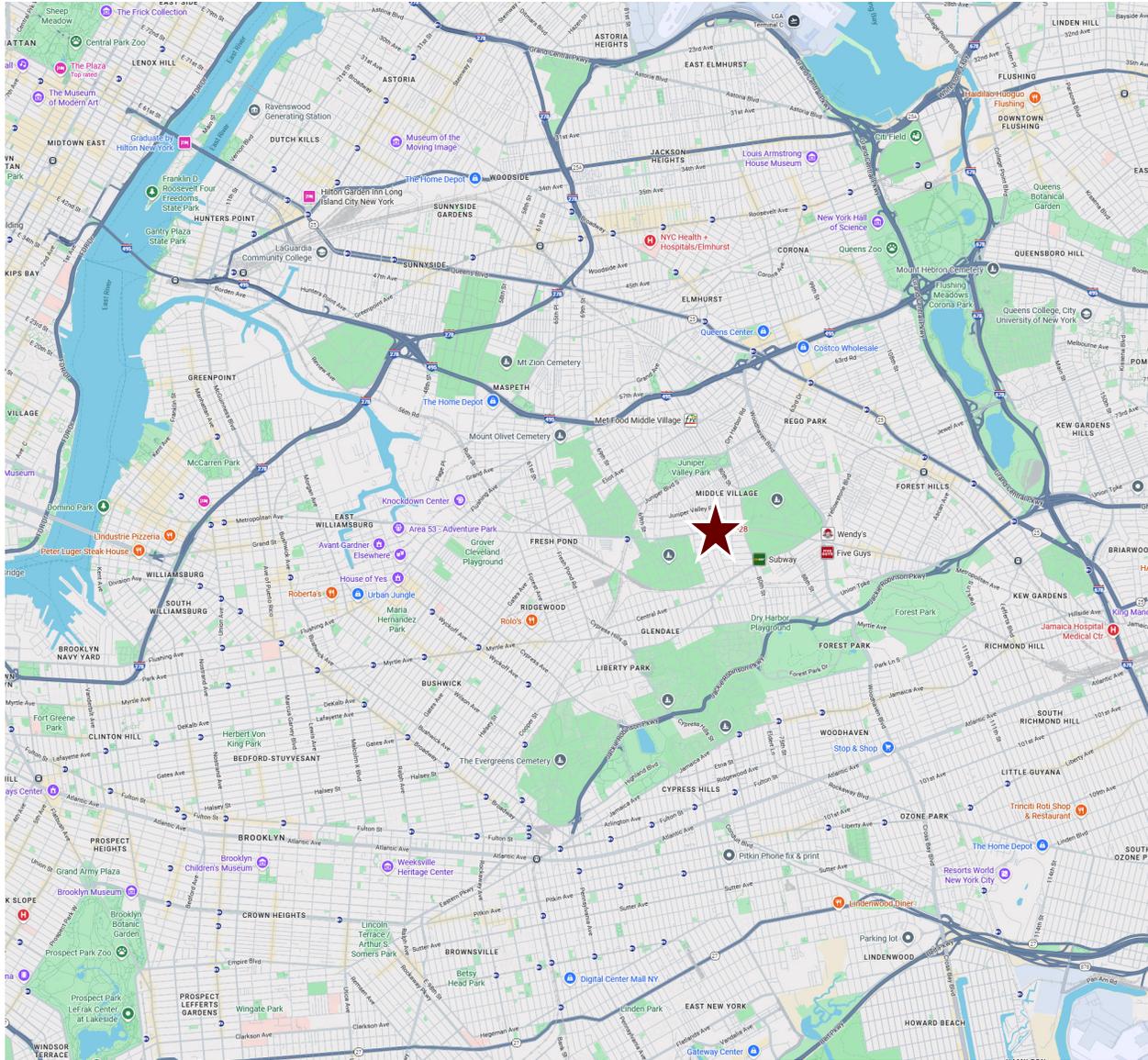
Real Estate Taxes (2024)	\$36,101
Water & Sewer	\$7,800
Insurance	\$7,400
Heat - Gas	\$10,500
Electric	\$2,050
Repairs/Maintenance	\$3,600
Total Projected Annual Expenses:	\$67,451
Projected Effective Gross Income:	\$290,748
Total Projected Annual Expenses:	\$67,451
Projected Net Operating Income:	\$223,297
Pro Forma cap rate based on Reserve of \$3,800,000:	5.88%





THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [here](#) and follow instructions in Step 2, or visit [prusa.com](#).
- 2. TOUR the Property by Appointment Only.** Please email buy@prusa.com to schedule a tour on:
 - Tuesday, November 11
 - Wednesday, November 19
 - Thursday, December 4
- 3. SUBMIT BID Now through Bid Deadline: 4pm ET on Wednesday, December 17.** You MUST submit a bid anytime between now and the Bid Deadline by clicking [here](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

5% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Reserve (on terms set forth by Seller) and (b) has the right to accept a bid below the Reserve.



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AUCTIONS

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