

6-FAMILY INVESTMENT PROPERTY

1881 PUTNAM AVENUE, RIDGEWOOD, NY

PRIME RIDGEWOOD LOCATION – 1 MIN WALK TO M TRAIN



6-FAMILY • 5,600 SF •
VALUE-ADD/UPSIDE

- 2 VACANT APARTMENTS
- 1 FREE MARKET,
4 RENT STABILIZED,
1 RENT CONTROL
- FULL WALK-OUT BASEMENT
- APPROX NOI: \$85,600/YEAR

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RENT ROLL & FINANCIAL SUMMARY

RENT ROLL		YEARLY EXPENSES		
1L (FM)	3000 (VACANT)	VACANT	Tax: \$19,553	\$19,553
1R (RS)	1,365	\$1,365	Insurance: \$6,000	\$6,000
2L (RS)	1,630	\$1,630	Water: \$6,750	\$6,750
2R (RS)	1,439 (VACANT)	\$1,439	Gas: \$6,500	\$6,500
3L (RS)	1,736 (VACANT)	\$1,297	GROSS RENT:	\$124,404
3R (RC)	1,197	\$1,197	EXPENSES:	\$38,803
Total: Monthly:	Year:	\$124,404	APPROXIMATE NOI:	\$85,600

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- ✓ Prime Ridgewood location, 1 min walk to M Train
- ✓ Multiple vacant units with significant upside potential
- ✓ Strong rental demand in a high-growth area