

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

1L (FM) 3000 (VACANT)	VACANT
1R (RS) 1,365	\$1,365
2L (RS) 1,630	\$1,630
2R (RS) 1,439 (VACANT)	\$1,439
3L (RS) 1,736 (VACANT)	\$1,297
3R (RC) 1,197	\$1,197
Total: Monthly: Year:	\$124,404

YEARLY EXPENSES

Tax: \$19,553	\$19,553
Insurance: \$6,000	\$6,000
Water: \$6,750	\$6,750
Gas: \$6,500	\$6,500
GROSS RENT:	\$124,404
EXPENSES:	\$38,803
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