



MODERNSPACES
Commercial + Investment Division



THE ALLAIRE - 11-55 45TH AVENUE, L.I.C., NY 11101

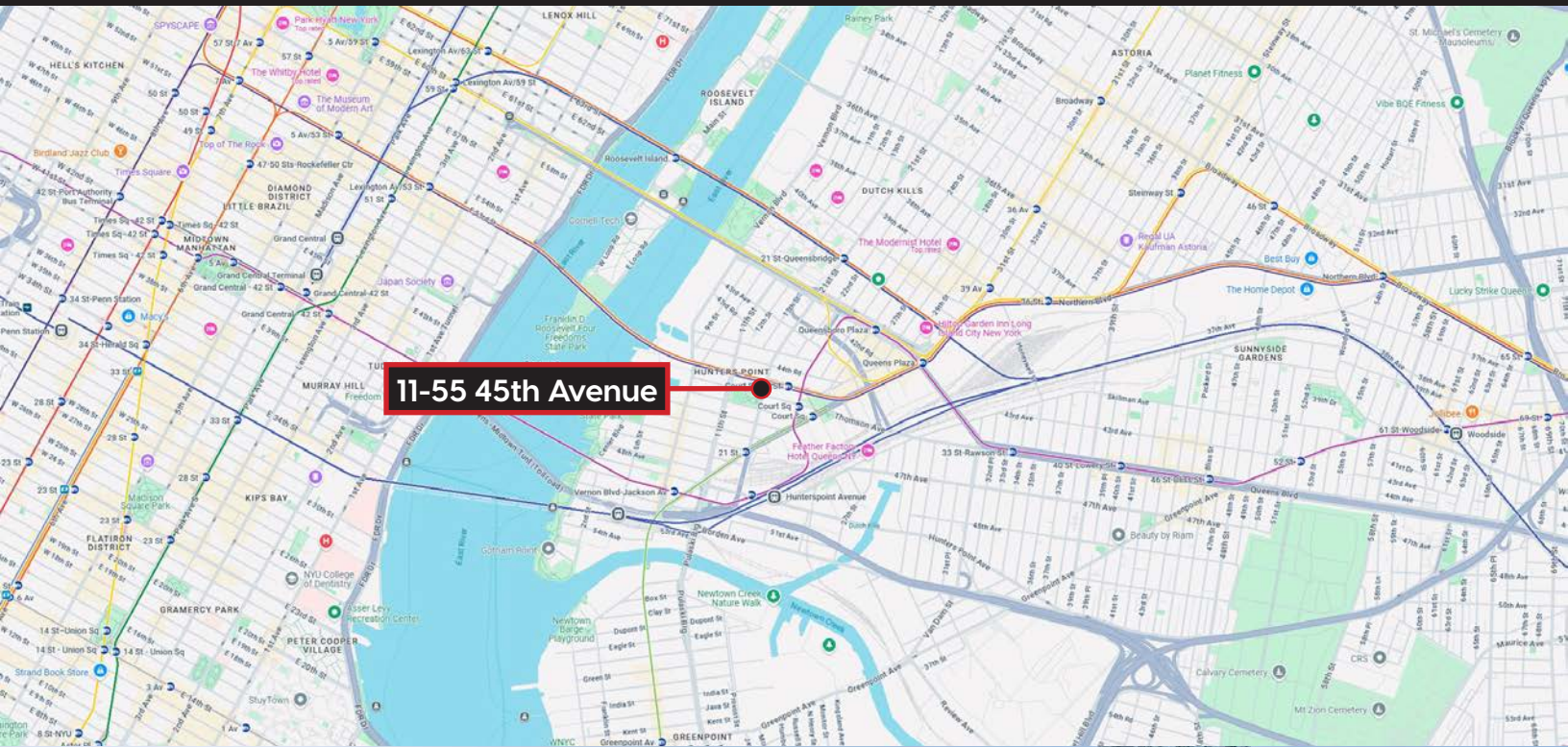
48 Unit Mixed Use Investment For Sale - \$22,000,000

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PROPERTY INFORMATION

Address:	11-55 45th Avenue, Long Island City, NY 11101
Block / Lot:	52 / 1
Lot Dimensions / Size:	100' x 100' / 10,000 S.F. (Approx.)
Zoning:	R6A / C1-5 / M1-4
Building Dimensions / Size:	50' x 91' / 45,707 S.F. (Approx.)
Res. Units / Com. Units:	46 / 2
Net Operating Income:	\$1,368,808
Real Estate Taxes (25/26):	\$367,965

CONTACT

EVAN J. DANIEL — EXECUTIVE VICE PRESIDENT — 516-508-8189 — EVAN@MODERNSPACESNYC.COM

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RENT ROLL - PAGE 1

Unit	Beds / Baths	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
Cell	N/A	760	11/30/2039	\$43.92	\$2,782	\$33,381
Com	N/A	1,200	11/30/2033	\$164.80	\$16,480	\$197,760
1	2 / 1	780	3/31/2026	\$68.85	\$4,475	\$53,700
2	3 / 1	980	7/31/2022	\$9.17	\$749	\$8,986
3	3 / 1	795	8/31/2025	\$82.26	\$5,450	\$65,400
4	2 / 1	705	8/31/2025	\$73.19	\$4,300	\$51,600
5	1 / 1	495	10/31/2026	\$23.60	\$973	\$11,681
6	1 / 1	525	9/30/2025	\$78.86	\$3,450	\$41,400
7	1 / 1	605	5/31/2026	\$67.93	\$3,425	\$41,100
8	2 / 1	715	5/31/2026	\$35.73	\$2,129	\$25,550
9	3 / 1	795	10/31/2025	\$76.60	\$5,075	\$60,900
10	2 / 1	705	7/31/2025	\$73.19	\$4,300	\$51,600
11	1 / 1	495	8/31/2025	\$82.42	\$3,400	\$40,800
12	0 / 1	425	10/31/2025	\$83.29	\$2,950	\$35,400
13	2 / 1	705	8/31/2025	\$73.19	\$4,300	\$51,600
14	2 / 1	715	4/30/2026	\$66.29	\$3,950	\$47,400
15	3 / 1	795	11/30/2026	\$27.64	\$1,831	\$21,975
16	2 / 1	705	10/15/2025	\$38.93	\$2,287	\$27,447
17	2 / 1	495		\$45.86	\$1,892	\$22,701
18	1 / 1	425	8/31/2026	\$26.25	\$930	\$11,154
19	1 / 1	705	6/30/2026	\$57.02	\$3,350	\$40,200
20	1 / 1	715	1/31/2027	\$25.13	\$1,497	\$17,968
21	3 / 1	795	8/31/2026	\$27.09	\$1,795	\$21,535
22	2 / 1	705	7/31/2026	\$74.04	\$4,350	\$52,200
23	1 / 1	495	9/30/2025	\$82.42	\$3,400	\$40,800
24	1 / 1	425	10/31/2026	\$36.08	\$1,278	\$15,336
25	1 / 1	705	10/31/2025	\$20.85	\$1,225	\$14,701
26	2 / 1	715	8/31/2027	\$37.85	\$2,255	\$27,060
27	3 / 1	700	4/30/2026	\$79.71	\$4,650	\$55,800
28	3 / 1	805	5/31/2026	\$70.06	\$4,700	\$56,400
29	2 / 1	605	4/30/2026	\$80.83	\$4,075	\$48,900

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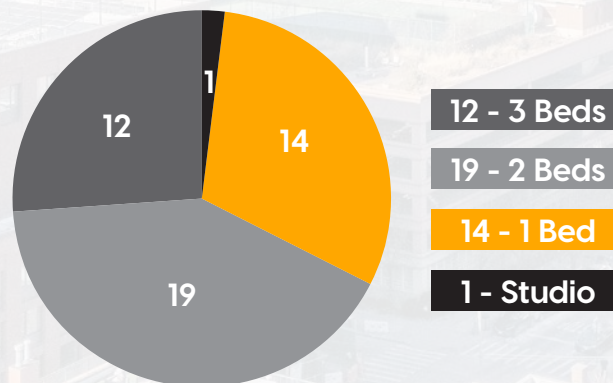


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RENT ROLL - PAGE 2

Unit	Beds / Baths	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
30	1 / 1	480	9/30/2025	\$87.50	\$3,500	\$42,000
31	2 / 2	650	9/30/2025	\$85.85	\$4,650	\$55,800
32	3 / 1	820	8/31/2024	\$80.49	\$5,500	\$66,000
33	3 / 1	810	8/31/2026	\$82.22	\$5,550	\$66,600
34	2 / 1	605	1/31/2026	\$78.35	\$3,950	\$47,400
35	1 / 1	480	8/31/2025	\$88.75	\$3,550	\$42,600
36	2 / 1	650	11/30/2025	\$25.36	\$1,374	\$16,486
37	2 / 1	820	7/31/2025	\$81.22	\$5,550	\$66,600
38	3 / 1	810	8/31/2025	\$82.96	\$5,600	\$67,200
39	2 / 1	605	2/28/2026	\$86.28	\$4,350	\$52,200
40	1 / 1	480	10/31/2025	\$87.50	\$3,500	\$42,000
41	2 / 1	650	12/31/2025	\$29.23	\$1,583	\$18,999
42	3 / 1	820	7/31/2025	\$81.22	\$5,550	\$66,600
43	3 / 1	810	6/30/2027	\$18.47	\$1,247	\$14,963
44	2 / 1	605	1/31/2026	\$17.47	\$881	\$10,568
45	1 / 1	480	8/31/2025	\$84.38	\$3,375	\$40,500
46	2 / 1	650		\$79.38	\$4,300	\$51,600
Total					\$171,713	\$2,060,552

UNIT SIZE BREAKDOWN



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PROPERTY FINANCIALS

Revenue

Gross Income **\$2,060,552**

Vacancy (Proj. @ 3.5%) **(\$72,119)**

Effective Gross Income **\$1,988,433**

Expenses

Real Estate Taxes (25/26) Per NYC Dept of Finance \$367,965

Payroll & Related Per Ownership \$24,000

Utilities Per Ownership \$99,578

Insurance Per Ownership \$42,496

Electric Per Ownership \$0

Professional Fees Per Ownership \$8,523

Repairs & Maintenance Per Ownership \$17,410

Management & Reserve 3% \$59,653

Total Expenses **\$619,625**

Effective Gross Income **\$1,988,433**

Total Expenses **(\$619,625)**

Net Operating Income **\$1,368,808**

*All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. The owner makes no representations regarding the regulatory status of apartments. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.

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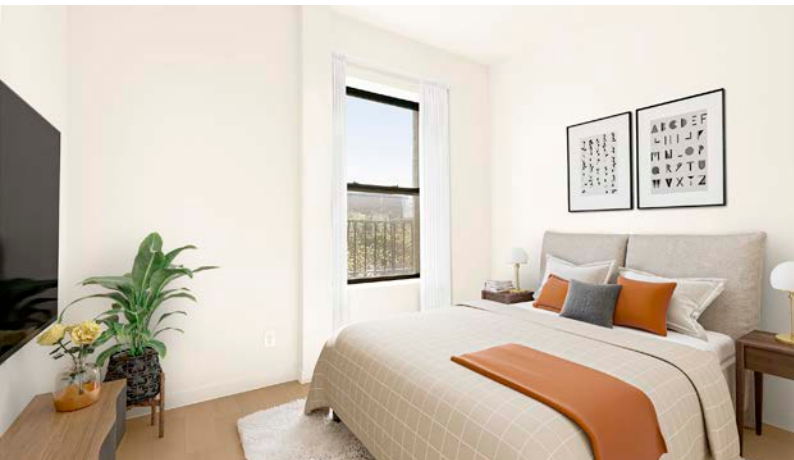
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