

# *INVESTMENT OPPORTUNITY*

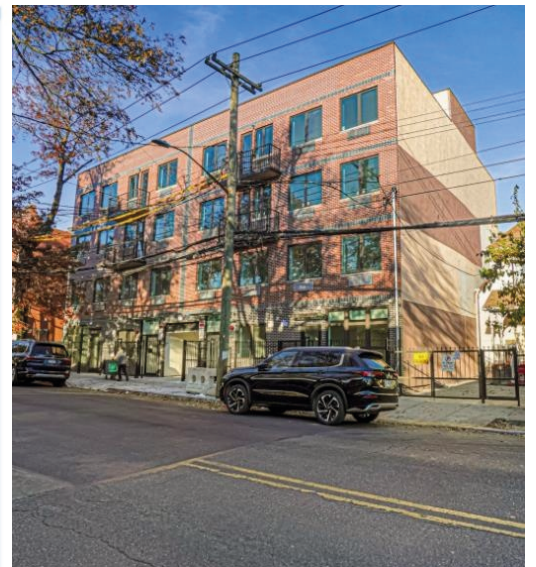
## *NEW CONSTRUCTION IN JAMAICA*



106-25 & 106-29 Guy R Brewer Blvd | Jamaica, NY 11433

Excellent Investment Opportunity in the heart of Jamaica, Queens! Two 2024-built 4-stories walk-up Apartment Buildings are available to Purchase as a Package Deal or Individually. Each building has 10 Residential, 1 Commercial Unit, 7 Parking Spaces and a common Laundry. They have 25 Years of Tax Abatement. Tenants pay their own Utilities. Conveniently Located next to York College, 2 blocks from Jamaica Center Train Station, Close to all community amenities. EXCELLENT LOCATION!

Asking Price: \$4,795,000 Each



# Property Highlights:

Price/SF: \$419.98  
Proforma NOI: \$334K- \$336K

25 Years Tax Abatement  
2 Buildings, 10 Residential + 1 Commercial Unit each

Next to York College, 2 blocks from Jamaica Center  
Train Station, Close to all amenities!

## Property Features:

Number of Building: 2  
1 Bedroom Unit: 5  
2 Bedroom Unit: 5  
Commercial Unit: 1  
Parking space: 7

Total GSF: 11,417 each  
Year Built: 2024



## Incomes/Expenses:

Gross Operating Income:  
\$397,200 Each

Taxes: \$4,200  
Utility: \$6,000  
Insurance: \$7,200  
Cleaning: \$6,000  
Management: \$7,800  
Accounting: \$1,000  
Water: \$9,000  
Total: \$41K - 43K Each

Call me at 917-202-9815 for more information!



**Zaman Majumder** CBR, CIREC

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