



LA ROSA REALTY
NEW YORK

334 E 106th Street, New York, NY 10029

6 Residential Units [all 2 BR 1 BA]

- 100% Occupancy
- Rent \$2100-\$2300 - below Market Average [\$158,400 annual]
- Rent increased annually 2%-4%
- Tenants pay Electric & Cooking Gas

2 Commercial Units

Unit 1 - Barbershop

- Rent \$3300 [\$39,000 annual]
- Rent is increased with lease renewals
- Tenant does not pay property tax
- Tenant pays Electric, Gas, Water

Unit 2 - Candy Store

- Rent \$3300 [\$39,000 annual]
- Rent is increased with lease renewals
- Tenant does not pay property tax
- Tenant pays Electric, Gas, Water

Air Rights - 5000 SQFT



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Property Tax: \$6500 Annually

Utilities

- Municipal Water
- Municipal Sewage

Water & Sewer paid under one bill

Heating - Paid by Owner Monthly [estimated \$9600 annual]

- Estimated \$400 non-winter months
- Estimated \$1200 winter months

Cooking Gas - Paid by Owner Monthly

Mechanicals + Roof

- Plumbing: Updated 10 years ago
- Electrical: Updated 10 years ago
- Roof: Updated 20 years ago

Additional Information

- Active Super / \$500 Monthly [\$6000 annual]
- Entire building was gutted 10 years ago - new flooring & walls. Electrical & plumbing upgraded