



6.7% CAP RATE - PRIME EAST ELMHURST 38 UNIT INVESTMENT FOR SALE



JUST LISTED

Multi-Family Residential Asset

**94-20 Astoria Boulevard
E. Elmhurst, NY 11369**

LISTED AT:
\$5,500,000

94-20 Astoria Boulevard: Exceptionally located along a high-visibility, premier transit corridor in East Elmhurst, this institutional-grade residential asset features 38 fully registered units with parking provisions (12 spaces). Delivering a secure, immediate cash flow with a verified **Net Operating Income of \$369,070** and an exceptional **6.7% Cap Rate**, this premier asset capitalizes on continuous area growth and strong multi-family market fundamentals.

PROPERTY INFORMATION

ADDRESS	94-20 Astoria Boulevard, East Elmhurst, NY 11369
ZONING	R6B / C1-3
LOT DIMENSIONS	128 ft x 66 ft (11,150 SQ. FT.)
BUILDING SIZE	128 ft x 51 ft (13,114 SQ. FT.)
UNITS / PARKING	38 Residential Units / 12 Parking Spaces
GROSS ANNUAL INCOME	\$639,517.20
TAXES	\$120,347.00
NOI	\$369,070.20

INCOME SUMMARY

GROSS ANNUAL INCOME	\$639,517.20
(LEGAL RENT)	\$653,167.32
ACTUAL MONTHLY RENT	\$53,293.10
RESIDENTIAL RENT ROLL	\$621,517.20
PARKING RENT ROLL	\$18,000.00
EXPENSES	\$270,447.00
NET OPERATING INCOME:	\$369,070.20

EXPENSES

REAL ESTATE TAXES	\$120,347.00
WATER UTILITIES	\$55,000.00
GAS UTILITY	\$45,000.00
ELECTRIC UTILITY	\$3,600.00
INSURANCE	\$18,000.00
REPAIRS & MAINTENANCE	\$8,500.00
SUPER	\$20,000.00
TOTAL EXPENSES	\$270,447.00



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