

FOR SALE

32-80 30th Street

Astoria NY 11106

7,228 Approx SF

8 Apartments # of Units



SAFDIE REALTY GROUP

Exclusive Broker

Roni Yaghoobzar

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PROPERTY SUMMARY

32-80 30th Street, Astoria NY 11106

INVESTMENT HIGHLIGHTS

- 8 Apartments # of Units
- 7,228 Approx SF
- 5.77% Current Cap Rate
- \$450,000 Price/Unit
- \$498 Price/SF
- Lot SF 2,790 SF
- Building Dimensions 45 ft x 102 ft
- Lot Dimensions 27.83 ft x 74.67 ft
- Tax Class 2B



PROPERTY PHOTOS



FINANCIALS

32-80 30TH ST	EXISTING	BEDROOMS		32-80 30TH ST	EXISTING	BEDROOMS
1R	\$3,450.00	3 Bed Bath	FM	1R	\$3,800.00	3 Bed Bath
1L	\$3,450.00	3 Bed Bath	FM	1L	\$3,800.00	3 Bed Bath
2R	\$3,450.00	3 Bed Bath	FM	2R	\$3,800.00	3 Bed Bath
2L	\$3,520.00	3 Bed Bath	FM	2L	\$3,800.00	3 Bed Bath
3R	\$3,425.00	3 Bed Bath	FM	3R	\$3,800.00	3 Bed Bath
3L	\$1,778.77	3 Bed Bath	RS	3L	\$1,827.69	3 Bed Bath
4R	\$3,300.00	3 Bed Bath	FM	4R	\$3,800.00	3 Bed Bath
4L	\$3,350.00	3 Bed Bath	FM	4L	\$3,800.00	3 Bed Bath
Total Per Month	\$25,723.77			Total Per Month	\$28,427.69	
Total Per Year	\$308,685.24			Total Per Year	\$341,132.28	
Less Vacancy	\$299,424.68			Less Vacancy	\$330,898.31	

FINANCIALS

EXPENSES

TAX	\$32,628.88	Tax Class 2B
INSURANCE	\$9,600.00	
WATER	\$10,272.00	
GAS	\$8,800.00	
MANAGEMENT	\$15,434.26	
REPAIRS	\$6,000.00	
CAP X	\$2,800.00	
PORTER	\$4,200.00	
ELECTRIC	\$2,000.00	

EXPENSES

TAX	\$32,628.88	Tax Class 2B
INSURANCE	\$9,600.00	
WATER	\$10,272.00	
HEAT (OIL)	\$8,800.00	
MANAGEMENT	\$17,056.61	
REPAIRS	\$6,000.00	
CAP X	\$2,800.00	
PORTER	\$4,200.00	
ELECTRIC	\$2,000.00	

TOTAL EXPENSES **\$91,735.14**

NOI **\$207,689.54**

PURCHASE PRICE **\$3,600,000.00**

CAP RATE **5.77%**

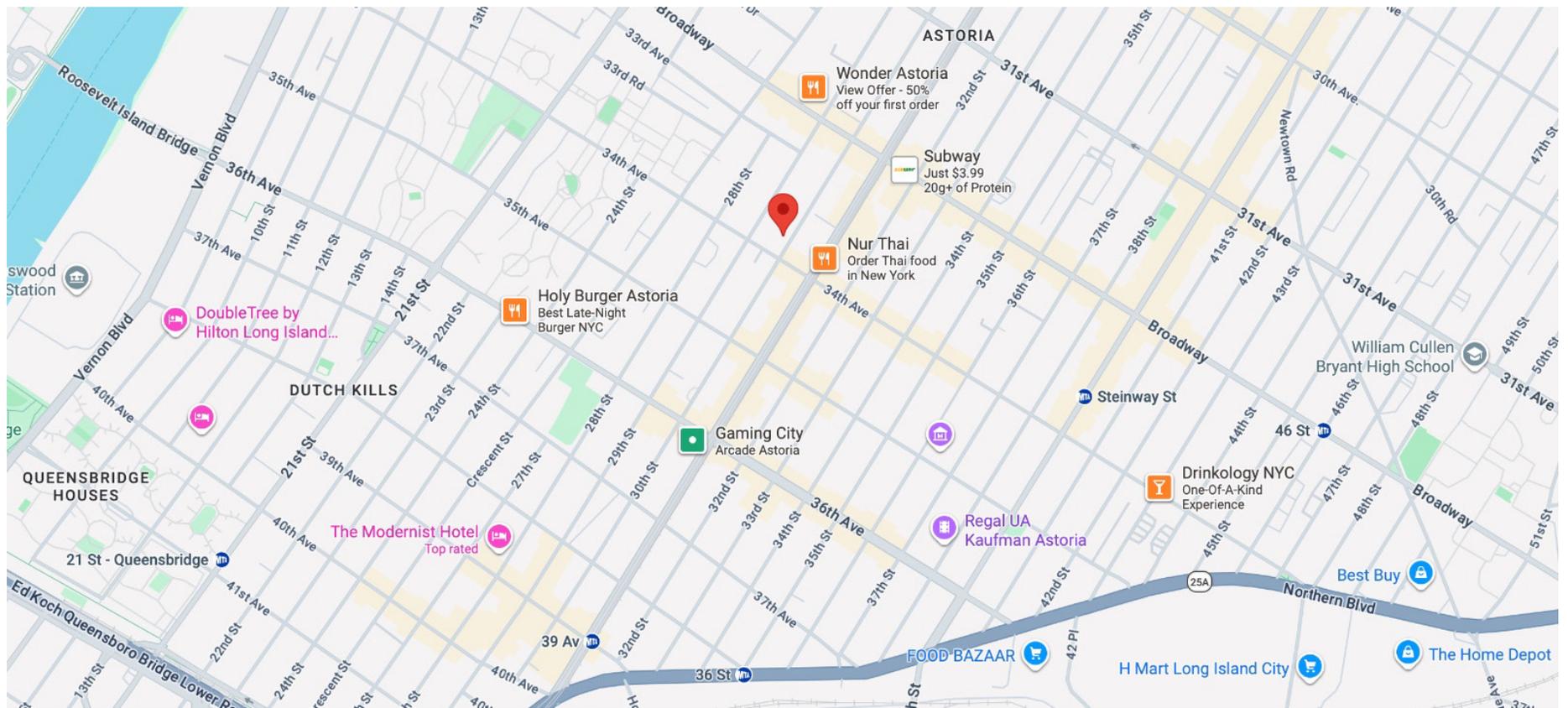
TOTAL EXPENSES **\$93,357.49**

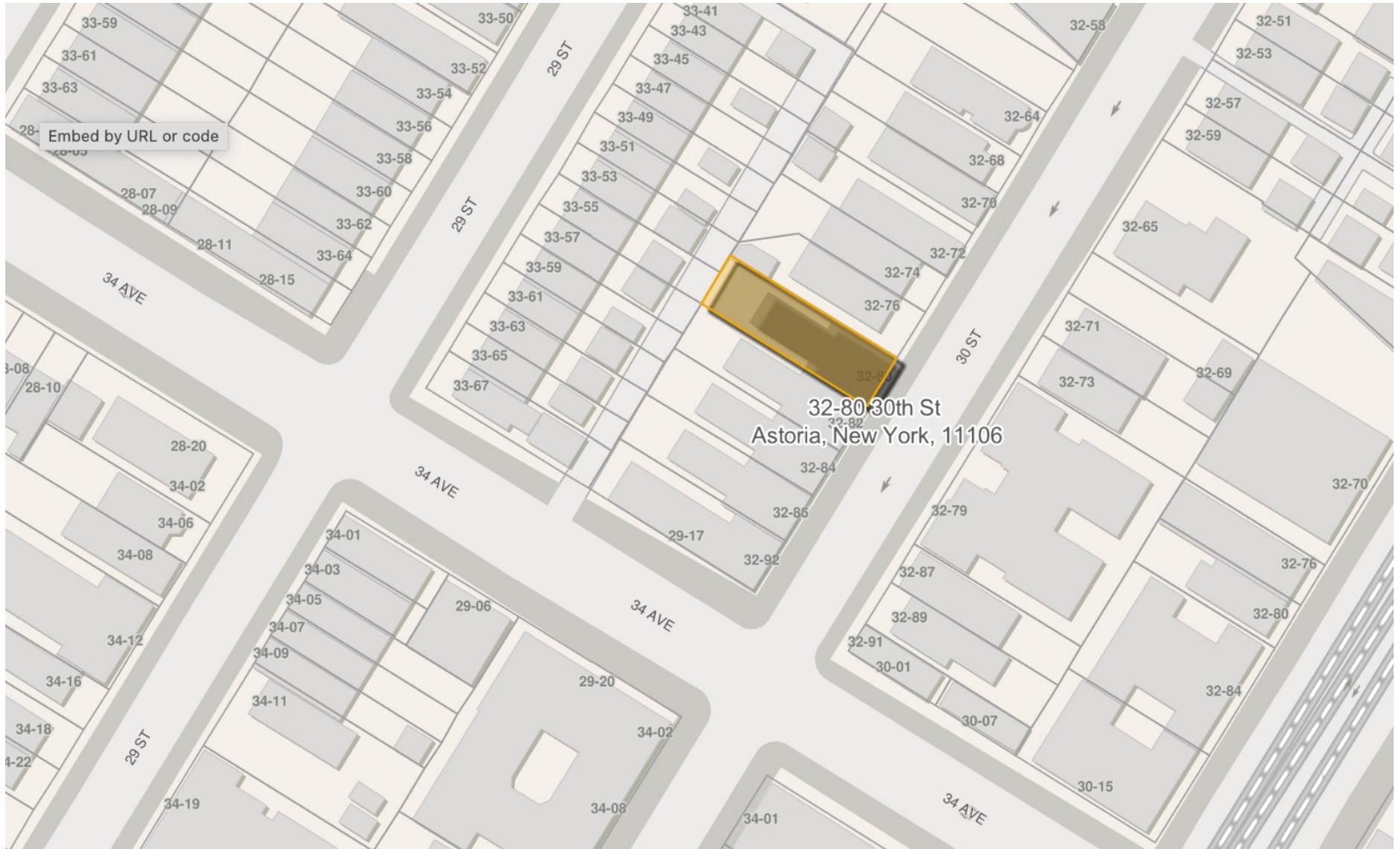
NOI **\$237,540.82**

PURCHASE PRICE **\$3,600,000.00**

CAP RATE **6.60%**

PROPERTY MAPS







7,228 APPROX SF
8 APARTMENTS # OF UNITS

32-80 30TH STREET, ASTORIA NY 11106

FOR MORE INFORMATION, PLEASE CONTACT

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