



MODERNSPACES
Commercial + Investment Division



THE CATHERINE - 31-64 41ST STREET, ASTORIA, NY 11103

Renovated 8 Unit Multifamily Investment For Sale - \$3,500,000

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PROPERTY INFORMATION

Address:	31-64 41st Street, Astoria, NY 11103
Block / Lot:	678 / 67
Lot Dimensions / Size:	25' x 100' / 2,500 S.F. (Approx.)
Zoning:	R5
Building Dimensions / Size:	20' x 70' / 6,484 S.F. (Approx.)
Stories / Units:	4 / 8
Net Operating Income:	\$256,904
Real Estate Taxes (26/27):	\$35,856

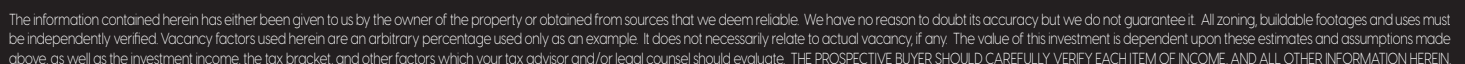
CONTACT

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

EVANDANIELRE.COM

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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PROPERTY FINANCIALS

Unit	Beds / Baths	Status	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
1A	2 / 1	FM	580	7/31/2027	\$68.69	\$3,320	\$39,840
1B	2 / 1	FM	615	9/30/2027	\$70.24	\$3,600	\$43,200
2A	2 / 1	FM	775	8/31/2027	\$58.06	\$3,750	\$45,000
2B	2 / 1	FM	615	8/31/2027	\$71.22	\$3,650	\$43,800
3A	2 / 1	RS	775	4/30/2028	\$49.43	\$2,533	\$30,398
3B	2 / 1	FM	615	9/30/2027	\$70.63	\$3,620	\$43,440
4A	2 / 1	FM	775	7/31/2027	\$58.84	\$3,800	\$45,600
4B	2 / 1	FM	615	8/31/2027	\$73.17	\$3,750	\$45,000
Total						\$28,023	\$336,278

Expenses

Real Estate Taxes (26/27)	\$35,856
Utilities	\$14,375
Super	\$5,820
Insurance	\$8,578
Management	\$9,945
Repairs & Maintenance	\$4,800
Total Expenses	\$79,373

Effective Gross Income **\$336,278**

Total Expenses **(\$79,373)**

Net Operating Income **\$256,904**

*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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