



MODERN SPACES
Commercial + Investment Division



THE JADE - 28-52 35TH STREET, ASTORIA, NY 1103

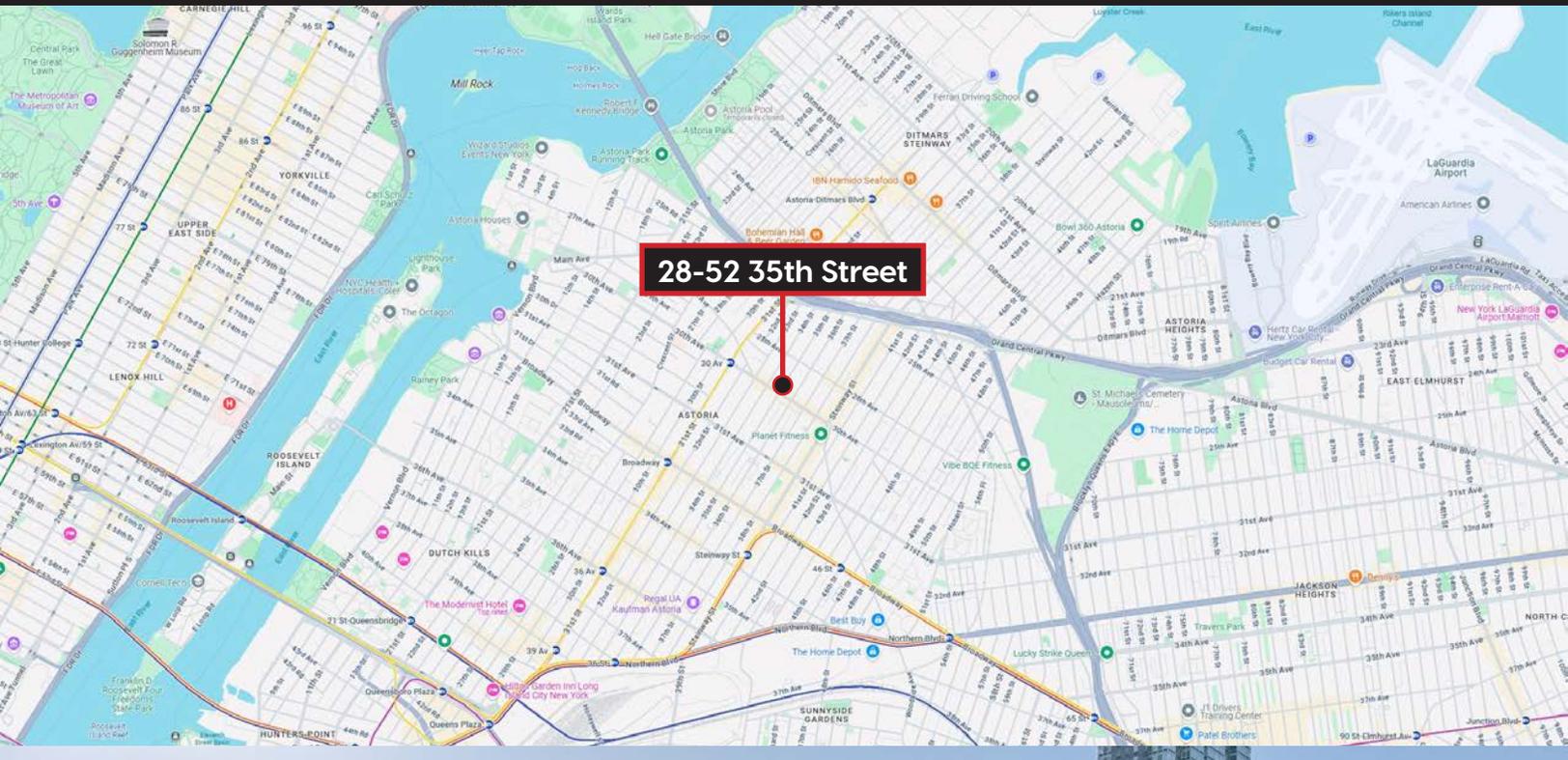
6 Unit Multifamily Investment For Sale - Asking Price: \$1,100,000

THE JADE - 28-52 35TH STREET, ASTORIA, NY 11103

6 Unit Multifamily Investment For Sale - Asking Price: \$1,100,000



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PROPERTY INFORMATION

| | |
|------------------------------------|--------------------------------------|
| Address: | 28-52 35th Street, Astoria, NY 11103 |
| Block / Lot: | 628 / 41 |
| Lot Dimensions / Size: | 20' x 100' / 2,000 S.F. (Approx.) |
| Zoning: | R6A / C4-2A |
| Building Dimensions / Size: | 20' x 84' / 6,300 S.F. (Approx.) |
| Stories / Units: | 3 / 6 |
| Rent Stabilized Units: | 6 |
| Net Operating Income: | \$66,954 |
| Real Estate Taxes (25/26): | \$21,815 |

Building is Tax Class 2A Protected

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 | LXP | Monthly Rent | Annual Rent |
|--------------|--------------|--------|------------|----------------|------------------|
| 1 | 1 / 1 | RS | 12/31/2026 | \$1,540 | \$18,482 |
| 2 | 2 / 1 | RS | 12/31/2026 | \$1,789 | \$21,472 |
| 3 | 2 / 1 | RS | 4/18/2026 | \$2,502 | \$30,021 |
| 4 | 2 / 1 | RS | 6/30/2026 | \$1,574 | \$18,893 |
| 5 | 2 / 1 | RS | 5/31/2026 | \$900 | \$10,800 |
| 6 | 2 / 1 | RS | 10/31/2026 | \$1,385 | \$16,614 |
| Total | | | | \$9,690 | \$116,282 |

Expenses

| | | |
|---------------------------|-----------------|---------|
| Real Estate Taxes (25/26) | \$21,815 | |
| Water/Sewer | \$8,028 | |
| Gas | \$1,082 | |
| Insurance | \$5,013 | |
| Electric | \$2,531 | |
| Management | 3% of Gross | \$3,488 |
| Repairs & Maintenance | \$7,371 | |
| Total Expenses | \$49,328 | |

Effective Gross Income **\$116,282**

Total Expenses **(\$49,328)**

Net Operating Income **\$66,954**

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