

144-22 34AVE FLUSHING NY 11354

All Free Market Building (Built in 1976)

11 one bed, 5 studio

(No Rent Stabilized, No Rent Control)

INCOME

| UNIT | RENT | |
|---------------------|----------------------|----------|
| A(Studio) | \$1,300 | |
| B(Studio) | \$1,000 | |
| C(Studio) | \$930 | |
| D(Studio) | \$1,100 | |
| 1A(1Bed) | | (SUPER) |
| 1B(1Bed) | \$2,000 | |
| 1C(1Bed) | \$1,480 | |
| 1D(Studio) | \$850 | (FAMILY) |
| 2A(1Bed) | \$1,500 | |
| 2B(1Bed) | \$1,680 | |
| 2C(1Bed) | \$1,700 | |
| 2D(1Bed) | \$1,550 | |
| 3A(1Bed) | \$1,580 | |
| 3B(1Bed) | \$1,580 | |
| 3C(1Bed) | \$1,700 | |
| 3D(1Bed) | \$1,850 | |
| TOTAL | \$ 21,800/Mon | |
| GROSS INCOME | \$ 261,600/yr | |

EXPENSE

| | |
|-----------------------------------|------------------|
| TAX | \$53,765 |
| INSURANCE | \$9,277 |
| WATER | \$18,951 |
| PETRO OIL | \$24,310 |
| HALLWAY ELECTRIC & COOKING GAS | \$2,886 |
| MAINTENANCE | \$1,200 |
| TOTAL | \$110,389 |

Net Operating Income \$151,211

PRICE \$3,490,000

PROMISE REALTY
188-02 Northern Blvd #2F
Flushing, NY 11358

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