

41-45 49th Street

FOR SALE | 6-UNIT WALK-UP APARTMENT BUILDING | SUNNYSIDE, NY



ASKING PRICE

\$1,425,000

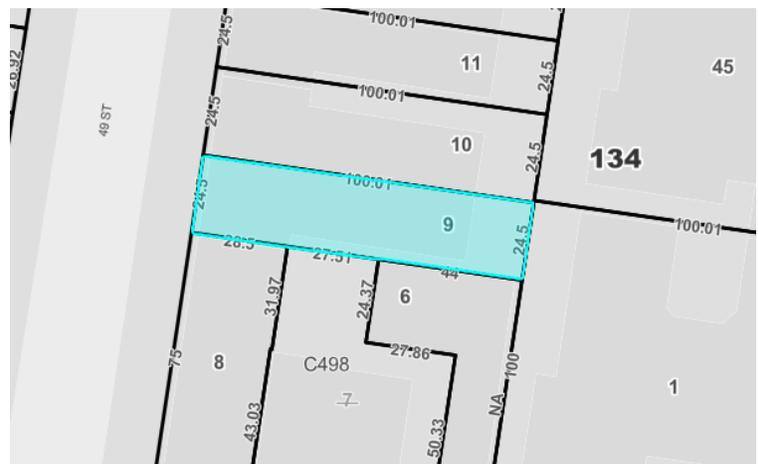
~6.8% CAP RATE | \$286 PSF

- 100% Rent Stabilized, Fully Leased and Cash-Flowing
- (6) 2 Bedroom / 1 Bathroom Units
- Protected Tax Class 2A
- Prime Sunnyside location near Roosevelt Avenue, Queens Boulevard and Greenpoint Avenue
- Steps to the 52nd Street [7] train
- Ideal 1031 exchange or long-term investment opportunity

| | |
|---------------------|--|
| CROSS STREETS | East side of 49 th Street b/w 43 rd Ave & Skillman Ave |
| BLOCK / LOT | 134 / 9 |
| LOT AREA / SF | 24.5' x 100' / 2,450 SF |
| BUILDING AREA | 24.42' x 80' |
| STORIES | 3 |
| BUILDING SIZE (SF) | 4,974 |
| # OF UNITS | 6 |
| YEAR BUILT | 1926 |
| ZONING | R5D, C1-4 |
| ASSESSMENT (25/26) | \$184,352 |
| TAX RATE (CLASS 2A) | 12.439% |
| REAL ESTATE TAXES | \$22,931.56 |

FINANCIAL OVERVIEW

| | |
|------------------------|---------------------|
| EFFECTIVE GROSS INCOME | \$135,920.75 |
| ANNUAL EXPENSES | -\$37,932.35 |
| NET OPERATING INCOME | \$97,988.40 |



Contact Exclusive Sales Agents for Additional Information:

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RENT ROLL

| Unit | Type | Status | Lease Expiration | Monthly Rent | Annual Rent |
|---------------|----------------|----------|------------------|--------------------|---------------------|
| 1F | 2 Bed / 1 Bath | RS | 12/31/27 | \$1,950.21 | \$23,402.52 |
| 1R | 2 Bed / 1 Bath | RS | 05/30/26 | \$2,416.84 | \$29,002.08 |
| 2F | 2 Bed / 1 Bath | RS | 07/31/26 | \$2,270.86 | \$27,250.32 |
| 2R | 2 Bed / 1 Bath | RS-SCRIE | 05/31/27 | \$1,410.12 | \$16,921.44 |
| 3F | 2 Bed / 1 Bath | RS-SCRIE | 10/31/27 | \$898.70 | \$10,784.40 |
| 3R | 2 Bed / 1 Bath | RS | 09/30/27 | \$1,730.31 | \$20,763.72 |
| Basement | Storage | | 12/31/25 | \$1,000.00 | \$12,000.00 |
| TOTAL: | | | | \$11,677.04 | \$140,124.48 |

REVENUE

| | |
|----------------------------------|---------------------|
| Gross Annual Income: | \$140,124.48 |
| Vacancy/Credit Loss (3%): | -\$4,203.73 |
| Effective Gross Income: | \$135,920.75 |

EXPENSES (ESTIMATED)

| | <i>Metrics</i> | |
|---------------------------|--------------------|---------------------|
| Real Estate Taxes (25/26) | \$4.61 per sq. ft. | \$22,931.55 |
| SCRIE Tax Credits | | -\$11,124.12 |
| Water & Sewer | \$1.00 per sq. ft. | \$4,974.00 |
| Insurance | \$1.25 per Unit | \$6,217.50 |
| Fuel | \$1.50 per sq. ft. | \$7,461.00 |
| Electric | \$0.20 per sq. ft. | \$994.80 |
| Repairs / Maintenance | \$400 per Unit | \$2,400.00 |
| Management | 3% of EGI | \$4,077.62 |
| Total Expenses: | | \$37,932.35 |

NET OPERATING INCOME

\$97,988.40

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