

## INVESTMENT ANALYSIS

### 35-21 61 Street, WOODSIDE

Legal 4 family, brick, semi-attached brick. 2<sup>nd</sup> Floor: 3 studio apartments, 1<sup>st</sup> Fl: 1(3) Bedrooms apartment. 2 car detached garage. The building is not stabilized rent. Price \$1,590,000.00.

Apartment #	Monthly	Yearly
1F (3 Br)	\$2490	\$29,880.00
2 Fr (Studio)	\$1,700.00	\$20,400.00
2 Middle (studio)	\$1,200.00	\$14,400.00
2 Rr (Studio)	\$1,500.00	\$18,000.00
Garages	\$325.00	\$3,900.00
<b>TOTAL GROSS</b>	<b>\$7,215.00</b>	<b>\$86,580.00</b>

#### EXPENSES

Property Tax	\$8,579.32
Insurance	\$2,876.00
Water & Sewer	\$4,800.00
Gas	\$3,676.00
Electricity	\$2,760.00
Miscellaneous	\$800
<b>Total Expenses</b>	<b>\$23,491.32</b>

**NET OPERATING INCOME** \$63,088.68

**Cap Rate** 3.96%

