

3 PROPERTY INVESTMENT/DEVELOPMENT OPPORTUNITY

112-13 & 112-15 Jamaica Avenue, 86-29 112th Street (vacant lot)

North Richmond Hill, Queens

Parkside Realty of Queens Inc.

YEARLY GROSS REVENUE

UNIT	DESCRIPTION	CURRENT MONTHLY	PROJECTED MONTHLY	PROJECTED YEARLY	COMMENTS
112-13 JAMAICA AVE APARTMENT	1 BED 1 BATH	\$ 1,300.00	\$ 1,800.00	\$ 21,600	MTM FREE MARKET
112-13 JAMAICA AVE APARTMENT	1 BED 1 BATH	\$ 1,300.00	\$ 1,300.00	\$ 15,600	MTM FREE MARKET
112-13 JAMAICA AVE APARTMENT	1 BED 1 BATH	\$ 1,550.00	\$ 1,550.00	\$ 18,600	MTM FREE MARKET
112-13 JAMAICA AVE APARTMENT	1 BED 1 BATH	\$ 1,600.00	\$ 1,600.00	\$ 19,200	MTM FREE MARKET
112-15 JAMAICA AVE APARTMENT	3 BED 1 BATH	\$ 2,500.00	\$ 3,000.00	\$ 36,000	MTM FREE MARKET
112-15 JAMAICA AVE APARTMENT	3 BED 1 BATH	\$ 2,200.00	\$ 3,000.00	\$ 36,000	MTM FREE MARKET
112-13 & 15 JAMAICA AVE - RETAIL	HARDWARE STORE	\$ 7,000.00	\$ 14,000.00	\$ 168,000	APPROX. 3500 SF
86-29 112TH STREET 8524 SF LOT	20 PARKING SPOTS RENTED	\$ 3,725.00	\$ 14,500.00	\$ 174,000	DEVELOPMENT POTENTIAL
		\$ 21,175.00	\$ 40,750.00	\$ 489,000.00	

YEARLY EXPENSES

REAL ESTATE TAXES	ESTIMATED	\$ 38,551.00
ELECTRIC FOR HALLWAYS	ESTIMATED	\$ 1,200.00
HEAT	ESTIMATED	\$ 8,000.00
WATER /SEWER	ESTIMATED	\$ 6,200.00
INSURANCE	ESTIMATED	\$ 9,400.00
REPAIRS / MAINTANCE	ESTIMATED	\$ 3,000.00
		\$ 66,351.00