

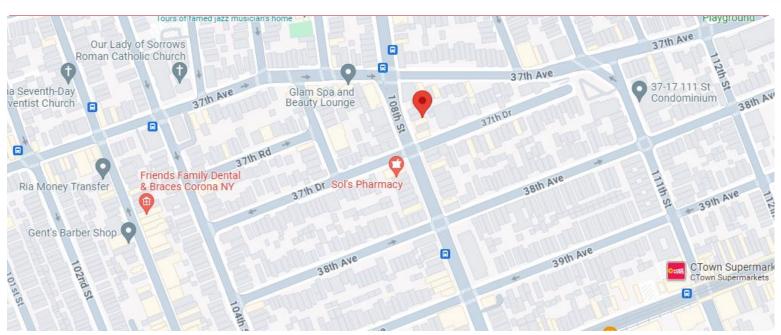


Asking Price: \$ 3,000,000

Price Break: \$2,600,000



Address:	3717 & 371	9 108th Street, Corona	a, NY							
Location:	Between 10	Between 108th Street and 37th Avenue								
Description:	th 14 rent stabilized apartments and 2 commercial									
	Each apartment is separately metered, individual heating/cooling HVAC units and balconies. 4th Floor has front and back terraces.									
	Each commercial unit is slightly below grade with small elevator and handicap accessible platform.									
	Located a sh	nort walk to the # 7 tra	in, bus sei	rvices and local shopping.						
Block / Lot:	1777 / 58		1777 / 57							
Zoning:	R6B, C1-4		R6B, C1-4							
Lot Size:	25 x 100		25 x 100							
Lot SF:	2,500		2,500							
Building Size:	25 x 60		25 x 60							
Building SF:	7,534		7,534							
Year Built:	2008									
Combined Layout:	(2) Studio; (	4) 1 Bedroom; (8) 2 Be	droom / 2	Bath; (2) Commercial						
INCOME:										
Residential: Actual	\$	271,200								
Commercial: Actual	\$	60,600								
Gross Annual Income:	\$	331,800								
Projected Annual Income	\$	473,340		FE E						
EXPENSES: (ESTIMATED)	·	,								
37-17 108 Street – RE Tax	\$	56,599		田田田田田						
37-19 108 Street – RE Tax	\$	56,599								
Water/Sewer	\$	15,400								
Insurance	\$	21,000								
Heat / Gas		Tenants Pay								
Electric	\$	3,500								
Super	\$	10,400								
Maintenance & Repair	\$	7,700								
Management (4%)	\$	18,934								
Total Expense:	Ś	190,131								
Estimated Net Operating Income:	Š	141,669								
Projected Net Operating Income:	\$	283,209								
Price	e: \$	2,600,000								
PPSF:	Ċ	173								
Actual CAP	۶ 5.45%	1/3								
	10.9%									
Projected CAP		v is currently under al	contoo cu	unarchin and is under managed presenting an						
Notes:	The property is currently under absentee ownership and is under-managed, presenting an immediate value-add opportunity for new ownership.									
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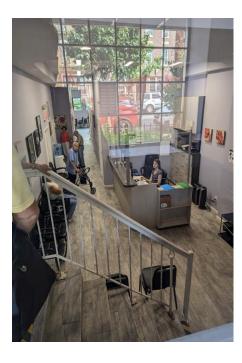


	RENT ROLL													
Units	Bedrooms	Bath	Remarks	Status	Monthly Rent		Collected Rent		Annual Collected Rent		Annual Projected Rent			
3717 108th Street														
4R	2	2	Newly renovated	RS	\$	2,800	\$	2,800	\$	33,600	\$ 33,600			
3R	2	2		RS	\$	2,375	\$	2,375	\$	28,500	\$ 28,500			
3F	1	1		RS	\$	1,720	\$	1,720	\$	20,640	\$ 20,640			
2R	2	2		RS	\$	2,175	\$	2,175	\$	26,100	\$ 26,100			
2F	1	1	Not paying, 5 months in arrears	RS	\$	1,670	\$	-	\$	-	\$ 20,040			
1R	2	2	Not paying, 14 months in arrears	RS	\$	2,150	\$	-	\$	-	\$ 25,800			
1F	Studio	1		RS	\$	1,390	\$	1,390	\$	16,680	\$ 16,680			
Los Mina Inc.	1,500 SF		Not Paying - Eviction Pending. Rent is projected at \$ 45/SF		\$	4,500	\$	-	\$	-	\$ 67,500			
3719 108th Street														
4R	2	2		RS	\$	2,670	\$	2,670	\$	32,040	\$ 32,040			
3R	2	2		RS	\$	2,150	\$	2,150	\$	25,800	\$ 25,800			
3F	1	1		RS	\$	1,750	\$	1,750	\$	21,000	\$ 21,000			
2R	2	2		RS	\$	2,500	\$	2,500	\$	30,000	\$ 30,000			
2F	1	1		RS	\$	1,670	\$	1,670	\$	20,040	\$ 20,040			
1R	2	2	Not Paying, 7 months in arrears	RS	\$	2,350	\$	-	\$	-	\$ 28,200			
1F	Studio	1		RS	\$	1,400	\$	1,400	\$	16,800	\$ 16,800			
NY1 Physical Therapy	1,500 SF				\$	5,050	\$	5,050	\$	60,600	\$ 60,600			
Total					\$	38,320	\$	27,650	\$	331,800	\$ 473,340			

















Friedman-Roth realty services LLC | 44 East 32<sup>nd</sup> Street | 9<sup>th</sup> Floor | New York, NY | 10016 | Tel: 212.889.4400 | Fax:212.689.7090

Above Property Offered is Subject to Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice.

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