

# 30-14 29th Street Astoria NY 11102

For Sale      Multi Family      Astoria      NY

## Income & Expenses 2024 \*

Fuel	\$27,225.02		
Con Edison	\$5,490.52		
Repairs / Maintenance	\$17,000.00	\$58,000.00	*Apt Gut Reno
Plumbing	\$7,000.00	\$14,837.06	*Boiler Repair
Taxes / IRS	\$2,743.53		
Building Insurance	\$19,848.00		
Accounting Services	\$1,250.00		
Real Estate Taxes	\$77,294.06		
Water	\$9,752.00		
Management Fees	\$12,000.00		
Superintendent	\$1,200.00		
Exterminator	\$1,524.25		
Permits / Licenses	\$823.15		
Legal	\$762.10		
Disability & WC	\$933.17		
Miscellaneous	\$728.00		
Total	\$185,573.80	\$258,410.86	*Total Extraordinary Expenses
Net Operating Income	\$222,371.84	Effective Gross Income	\$407,945.64
Proforma NOI	\$260,190.92	Potential Gross Income	\$445,764.72

Tapestry Real Estate

199-17 32nd Avenue Flushing NY 11358

