

FRIEDMAN-ROTH EXCLUSIVE
CORONA QUEENS - 2 CONTIGUOUS MIXED USE BUILDINGS
9.4% CAP



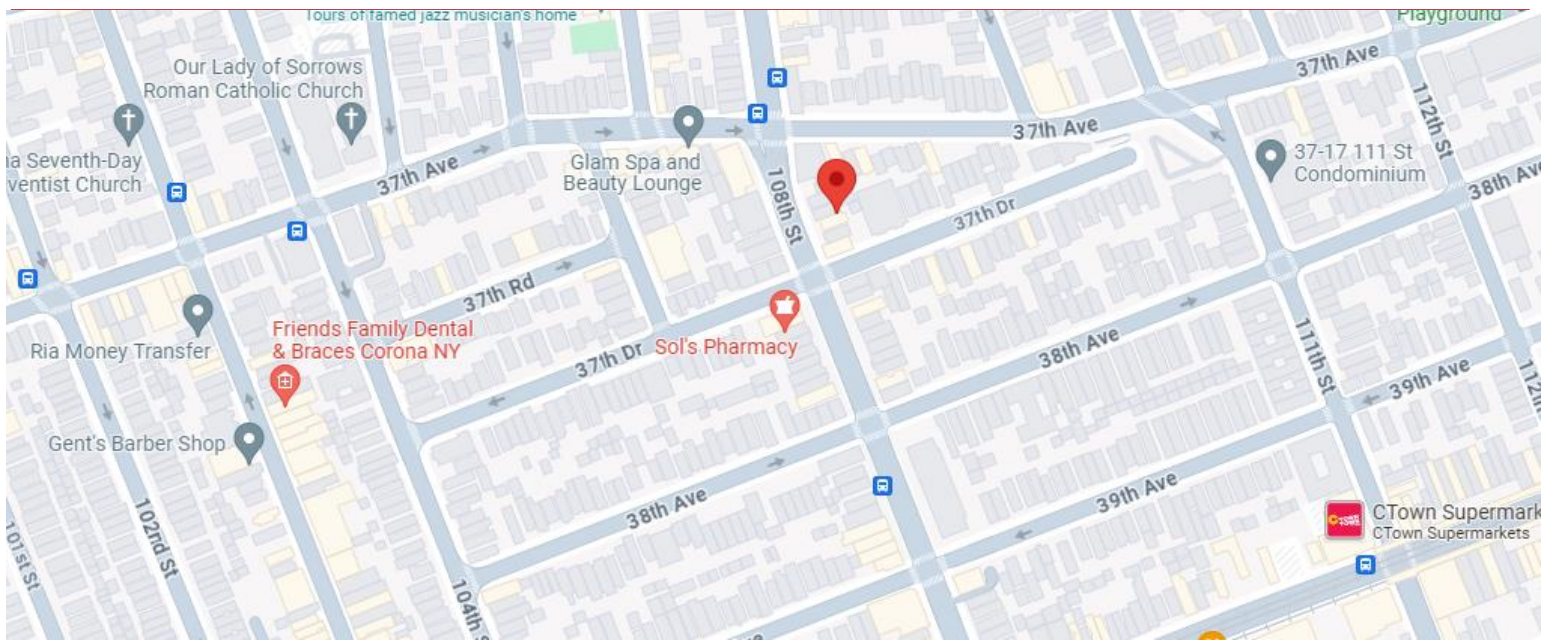
Asking Price: ~~\$ 3,900,000~~
Price Break: \$3,000,000

Friedman-Roth realty services LLC | 44 East 32nd Street | 9th 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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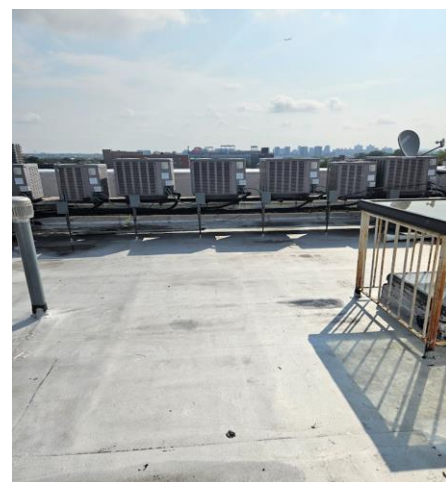
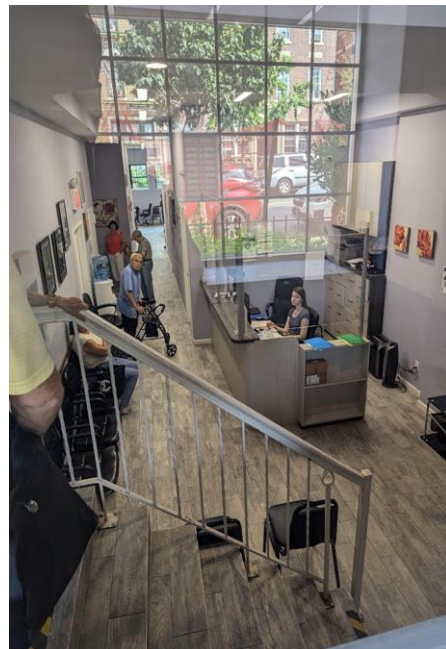
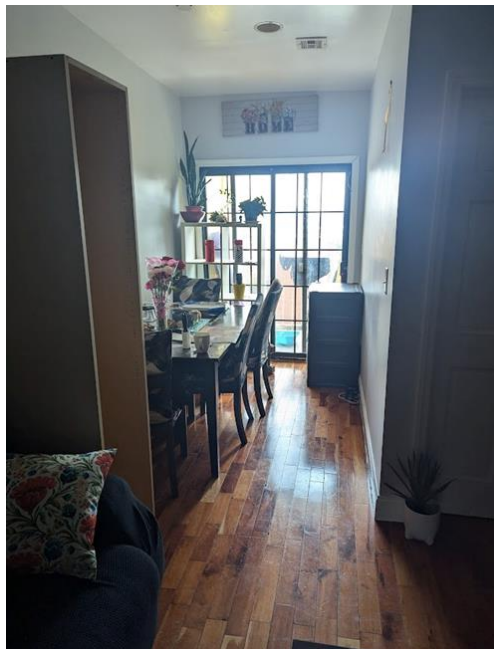
Address:	3717 108th Street, Corona, NY	3719 108th Street, Corona, NY
Location:	Between 108th Street and 37th Avenue	
Description:	2 contiguous 4 story mixed use buildings with 14 rent stabilized residential apartments and 2 commercial units.	
	Each apartment has its own boiler and HVAC unit, some units have a balcony.	
	Each commercial unit is slightly below grade with small elevator and handi-cap accesible platform lift.	
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 Bedroom / 2 Bath; (2) Commercial	
INCOME:	Actual	Projected
Residential (Actual)	\$ 285,840	\$ 285,840
Residential (2 Apts - Projected)		\$ 58,800
Commercial (Actual)	\$ 60,600	\$ 60,600
Commercial (1 Store - Projected)		\$ 54,000
Gross Annual Income:	\$ 346,440	\$ 459,240
EXPENSES: (ESTIMATED)		
Real Estate Taxes	\$ 109,706	\$ 109,706
Water/Sewer	\$ 10,400	\$ 10,400
Insurance	\$ 18,000	\$ 18,000
Heat	Tenants Pay	Tenants Pay
Electric & Gas	\$ 3,500	\$ 3,500
Super	\$ 4,800	\$ 4,800
Maintenance & Repair	\$ 7,700	\$ 7,700
Management (5%)	\$ 22,962	\$ 22,962
Total Expense:	\$ 177,068	\$ 177,068
Estimated Net Operating Income:	\$ 169,372	\$ 282,172
Price Break:	\$ 3,000,000	
Remarks:	Located a short walk to the # 7 train, bus services and local shopping.	
PPSF:	\$ 199	
PPU:	\$ 166,667	
CAP:	9.41%	



RENT ROLL

Units	Bedrooms	Bath	Remarks	Status	Monthly Rent	Annual Rent
3717 108th Street						
4R	2.5	2	Not paying rent. Apt needs gut renovation	RS	\$ 2,750	\$ 33,000
3R	2.5	2		RS	\$ 2,375	\$ 28,500
3F	1	1		RS	\$ 1,720	\$ 20,640
2R	2.5	2		RS	\$ 2,175	\$ 26,100
2F	1	1		RS	\$ 1,670	\$ 20,040
1R	2.5	2	Not paying. In Court	RS	\$ 2,150	\$ 25,800
1F	Studio	1		RS	\$ 1,390	\$ 16,680
Los Mina Inc.			Not Paying - Eviction Pending. Rent is projected		\$ 4,500	\$ 54,000
3719 108th Street						
4R	2.5	2		RS	\$ 2,670	\$ 32,040
3R	2.5	2		RS	\$ 2,150	\$ 25,800
3F	1	1		RS	\$ 1,750	\$ 21,000
2R	2.5	2		RS	\$ 2,500	\$ 30,000
2F	1	1		RS	\$ 1,670	\$ 20,040
1R	2.5	2		RS	\$ 2,350	\$ 28,200
1F	Studio	1		RS	\$ 1,400	\$ 16,800
NY1 Physical Therapy					\$ 5,050	\$ 60,600
Total					\$ 38,270	\$ 459,240

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