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# VENTURE CAPITAL PROPERTIES

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26-17 96<sup>th</sup> Street  
Queens, NY

Offering Memorandum

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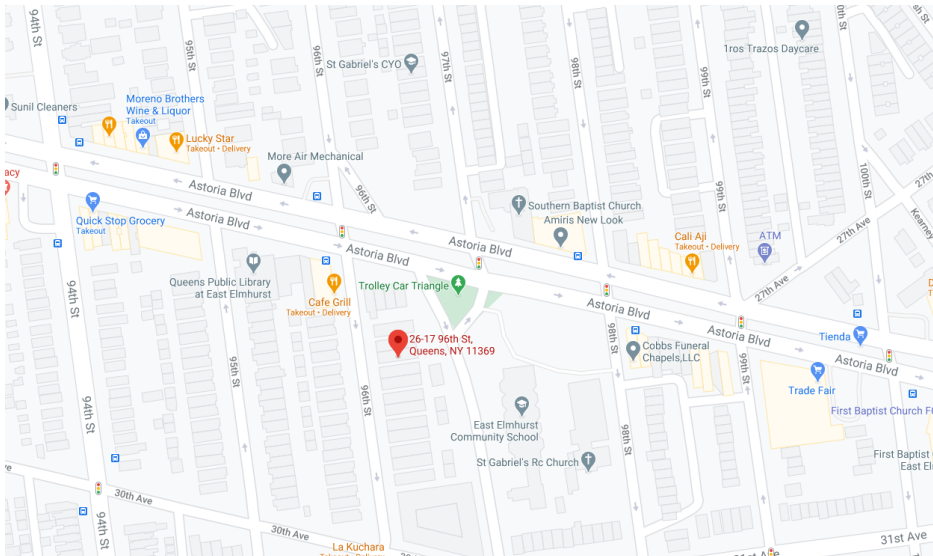
### Property Description

Neighborhood:	East Elmhurst
Type:	Four Families
Block & Lot:	1376-50
Building Size:	3,476 SF
Building Dimensions:	22 ft x 79 ft
Stories:	2
Lot Size:	2,800 SF
Lot Dimensions:	26.42 ft x 106 ft
Zoning:	R4
FAR:	0.75
Max Buildable Area:	2,100 BSF

**Price:** \$ **1,650,000**  
\$475/SF

**Cap Rate (In-Place):** 4.60%

**26-17 96<sup>th</sup> Street** is a two-story four-family building located between Astoria Boulevard and 30<sup>th</sup> Avenue in East Elmhurst.



## Executive Summary

26-17 96<sup>th</sup> Street





## Financial Details

26-17 96<sup>th</sup> Street

Unit	Type	Rent per month	
			In-Place
1	2 Bed	\$	2,000
2	2 Bed	\$	2,100
3	2 Bed	\$	2,100
4	1 Bed	\$	1,750
<b>Total</b>		\$	7,950
		\$	<b>95,400</b>

### Income & Expense Detail

	In-Place
<b>Gross Income:</b>	<b>\$ 95,400</b>
Real Estate Taxes:	\$ 12,315
Gas and Electric:	\$ 4,400
Water & Sewer:	\$ 2,800
<b>Total Operating Expenses:</b>	<b>\$ 19,515</b>

**Net Operating Income: \$ 75,885**

**Price: \$1,650,000**

Cap Rate: 4.60%

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2/22/21

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