

30-86 33RD STREET ASTORIA, NEW YORK 11102



MODERNSPACES
Commercial + Investment Division

7 UNIT MULTIFAMILY INVESTMENT FOR SALE

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Property Information

Address:	30-86 33rd Street, Astoria, NY 11102
Block / Lot:	616 / 69
Lot Dimensions / Size:	32' x 97.5' / 3,120 Sq. Ft. (Approx.)
Building Size:	4,985 Sq. Ft. (Approx.)
Units / Stories:	7 Residential / 3
Zoning:	R6B
Net Income:	\$120,484
Taxes (20/21):	\$20,362

CONTACT

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EDWARD DITOMASSO

Sales Team Manager
347-276-9593

Edward@ModernSpacesNYC.com

ASKING PRICE:

\$2,550,000

WWW.EVANDANIELRE.COM

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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Unit	Status	Size	Lease Exp.	Legal Rent	Monthly Rent ¹	Annual Rent
LL	RS	1 BR	6/30/2023	\$1,611	\$1,250	\$15,000
1F	FM	2 BR	7/31/2022	\$2,350	\$2,200	\$26,400
1R ²	RS	2 BR	SCRIE	\$1,384	\$1,357	\$16,288
2F	RS	2 BR	9/30/2021	\$2,525	\$2,300	\$27,600
2R ³	TE	2 BR		\$2,500	\$2,450	\$29,400
3F	RS	2 BR	12/31/2022	\$929	\$929	\$11,152
3R	RS	2 BR	4/30/2023	\$2,376	\$2,200	\$26,400
Total				\$13,676	\$12,687	\$152,239

Expenses	
Real Estate Taxes (20/21)	\$20,362
Fuel, Gas & Electric	\$6,200
Water & Sewer	\$2,700
Insurance	\$2,493
Total	\$31,755

Current Income	
Gross Income:	\$152,239
Expenses	\$31,755
Net Income	\$120,484

¹ Monthly rent is given as preferential rent. IF is Free Market - "legal rent" is actually market rent.

² \$920.60 from SCRIE.

³ Owner Occupied, projected as vacant. Unit is "Temporarily Exempt". Legal rent is projected as market rent.

Property Highlights

- Close proximity to major retail corridors of 30th Avenue and Broadway.
- Nearby 30th Avenue and Broadway stations serving N & W subway lines.

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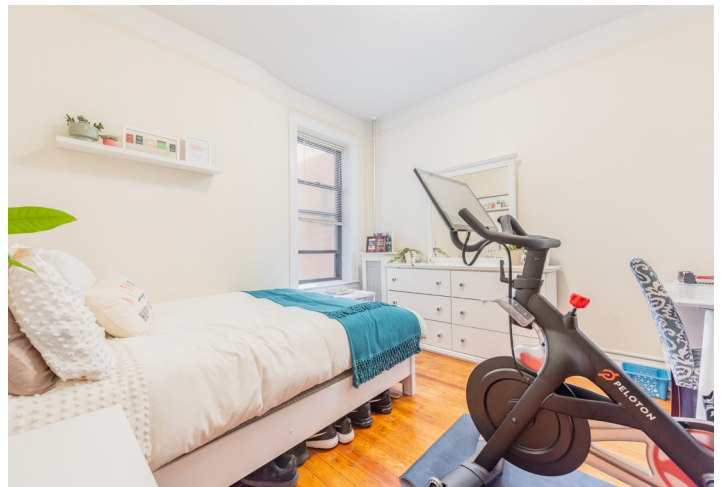
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