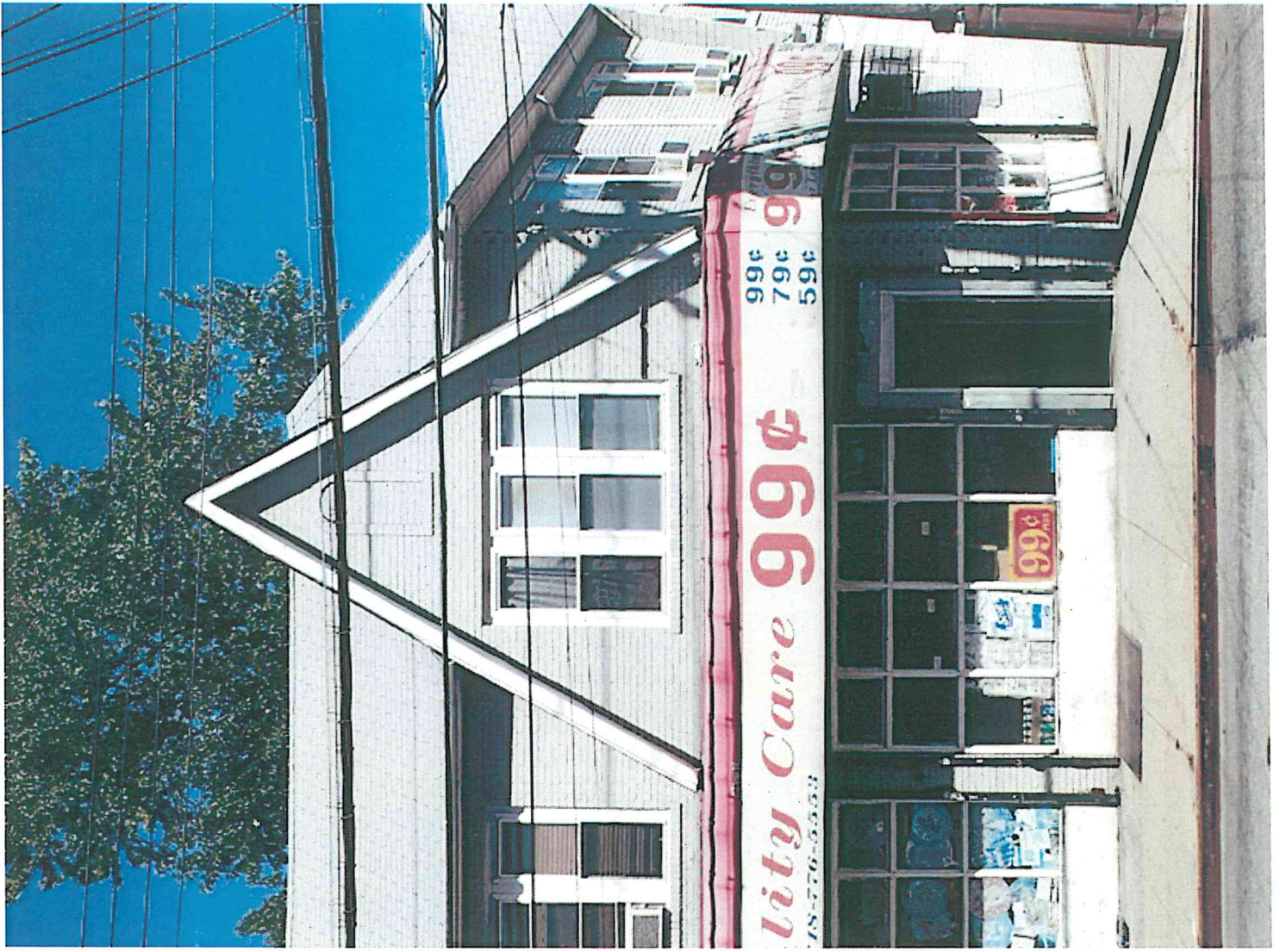


Warren | Sotheby's  
Lewis | INTERNATIONAL REALTY

111-59 Farmers Blvd

Saint Albans, Queens, New York 11412



# 111-59 Farmers Blvd

**MIXED USE MULTI FAMILY: 3,900 SF**

**TWO: RESIDENTIAL UNITS (1) THREE BDRM (1) TWO BDRM, TOTAL 1,950 SF**

**THREE: COMMERCIAL STORE FRONTS 1,950, TOTAL SF**

**BUILDING DIMENSIONS 30 FT X 60 FT**

**ASKING PRICE : \$ 899,000**

Current Income

(3) Ground Floor  
Commercial Spaces: \$  
3,500 Total

(2) Residential Units: \$  
3,350 Total

Gross Income Per Month: **\$6,850**  
Gross Income Per Year: **\$82,200**

Current Expenses

Real Estate Taxes: \$ 3,880

Insurance: \$ 5,000

Electricity: N/A

Water: \$6,000

Gas: N/A

Total Expenses Per Year: \$  
**16,080**

Net Operating Income: \$  
**66.120**

**Cap 7.3**

Projected Income

Ground Floor: Commercial Spaces  
\$7,000

Residential Units  
\$4,500

Gross Income Per Month: **\$11,500**  
Gross Income Per Year: **\$138,000**

Expenses

Real Estate Taxes  
\$3,880

Insurance  
\$5,000

Electricity  
N/A

Water  
\$6,000

Gas  
N/A

Total Expenses Per Year: **\$14,880**  
**13.0 Cap Rate**