

RIDGEWOOD
6-FAMILY
4 STABILIZED/2 FREE MARKET

Address: 18-21 Cornelia Street, Queens, NY 11385 (between Seneca Avenue and Onderdonk Avenue)

Description: 3-story walkup residential building with 6 apartments consisting of 5,600 SF. The property was built in 1930.

Block/Lot: 3463/42
 Lot Size: 27.5' x 100'
 Built: 27.5' x 68'
 Zoning: R6B
 FAR: 2 (Built 2.04)
 Air Rights: None
 Assessment: \$100,449 (17/18)
 Taxes: \$12,949 (17/18)

Gross Income: \$96,451 (6 Units – ACTUAL)

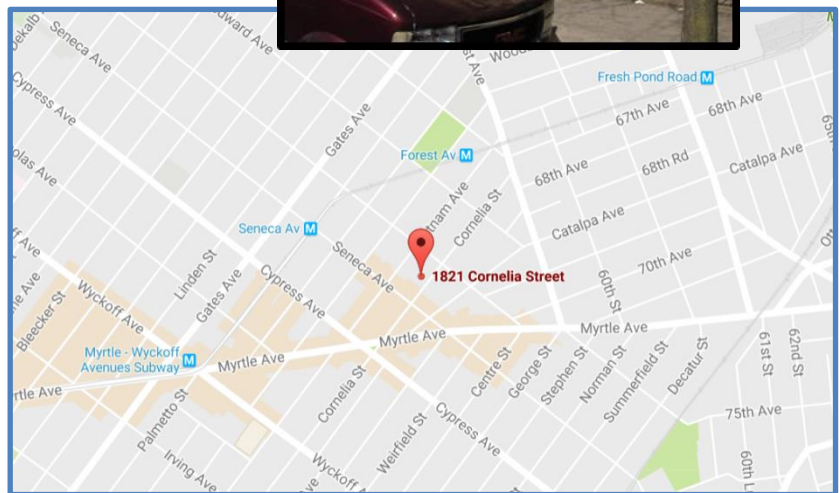
Estimated Expenses:

Taxes \$12,949
 Electric \$800
 Water/Sewer \$4,000
 Heat (GAS) \$5,000
 Insurance \$4,700
 Payroll \$3,600
 Management (5%) \$4,822
 Repairs/Maint. \$2,000

Total Expenses: \$37,871

NOI: \$58,580

Price: ~~\$1,850,000~~ **PRICE BREAK**
\$1,750,000 (\$313 PSF)



1L	RS	3 Bedroom/1 bath	\$647.58	11/30/2018	\$7,770.96
1R	FM	3 Bedroom/2 Bath with outdoor space	\$2,600.00	6/30/2018	\$31,200.00
2L	FM	2 Bedroom/1 Bath	\$2,200.00	4/19/2018	\$26,400.00
2R	RS	3 Bedroom/1 bath	\$1,010.00	11/30/2017	\$12,120.00
3L	RS	3 Bedroom/1 bath	\$758.64	8/31/2017	\$9,103.68
3R	RS	3 Bedroom/1 bath	\$821.37	11/30/2018	\$9,856.44
			\$8,037.59		\$96,451.08

"All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice."