

NEW YORK NY 10033
WASHINGTON HEIGHTS AREA
3 FAMILY WITH LOW TAXES & SEPARATE BOILERS

\$1,200,000

BLDG DIMENSIONS: 17.75 x 38

LOT DIMENSIONS: 17.75 x 62.5

SQUARE FT: 2,040

FEATURES:

- SEPARATE BOILERS
- PARKING
- LOCATED NEAR YESHIVA
UNIVERSITY



UNIT	ROOMS	RENT
1	4	\$ 1,600
2	4	\$ 1,850
3	4	\$ 2,000
MONTHLY		\$ 5,450
ANNUAL		\$ 65,400

GRM	17.70x
CAP RATE	4.10%
PRICE/UNIT	\$ 400,000
RENT/ROOM	\$ 454
PRICE/SQ FT	\$ 588
RENT/APT	\$ 1,817

INCOME	
RESIDENTIAL	\$ 65,400
PARKING	\$ 2,400
TOTAL GROSS	\$ 67,800
VACANCY (5%)	\$ (3,390)
ADJUSTED GROSS INCOME	\$ 64,410

EXPENSES	
TAXES	\$ 5,556
FUEL	\$ -
ELECTRIC	\$ 900
REPAIRS	\$ 1,500
INSURANCE	\$ 1,800
WATER/SEWER	\$ 3,000
SUPER	\$ 2,400
TOTAL EXPENSES	\$ (15,156)
NOI	\$ 49,254

FLOOR PLAN



Let Us Do Business The Right Way!

OMORRISON PROPERTIES

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