1666 JEFFERSON AVENUE, RIDGEWOOD, NY 11385





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INVESTMENT PRICING





OFFERING PRICE \$1,795,000

INVESTMENT HIGHLIGHTS

3 Apartments # of Units

\$598,333 Price/Unit **2,856** Approx. SF

\$628 Price/SF 4.72% Current Cap Rate

15.83x Current GRM

INCOME

UNIT	ТҮРЕ	CURRENT	STATUS
1	3 BR 1 BA	\$3,150	FM
2	3 BR 1 BA	\$3,150	FM
3	3 BR 1 BA	\$3,150	FM
	MONTHLY:	\$9,450	

ANNUALLY:

\$113,400

EXPENSES

		CURRENT	
GROSS OPERATING INCOME:		113,400	
VACANCY/COLLECTION LOSS (3%):	\$	(3,402)	
EFFECTIVE GROSS INCOME:	\$	109,998	
REAL ESTATE TAXES (1):	\$	(8,059)	
FUEL:	\$	Tenants Pay	
WATER AND SEWER:	\$	(2,700)	
INSURANCE:	\$	(3,433)	
COMMON AREA ELECTRIC:	\$	(429)	
REPAIRS & MAINTENANCE:	\$	(1,500)	
PAYROLL:	\$	(3,600)	
MANAGEMENT (3%):	\$	(5,500)	
TOTAL EXPENSES:	\$	(25,221)	
NET OPERATING INCOME:	\$	84,777	

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 16-66 Jefferson Avenue. The subject property is a three-story building that is in the Ridgewood Section of Queens.

The building is made up of 3 apartments broken down into three 3-bedroom, also has a finished basement.

TAX MAP

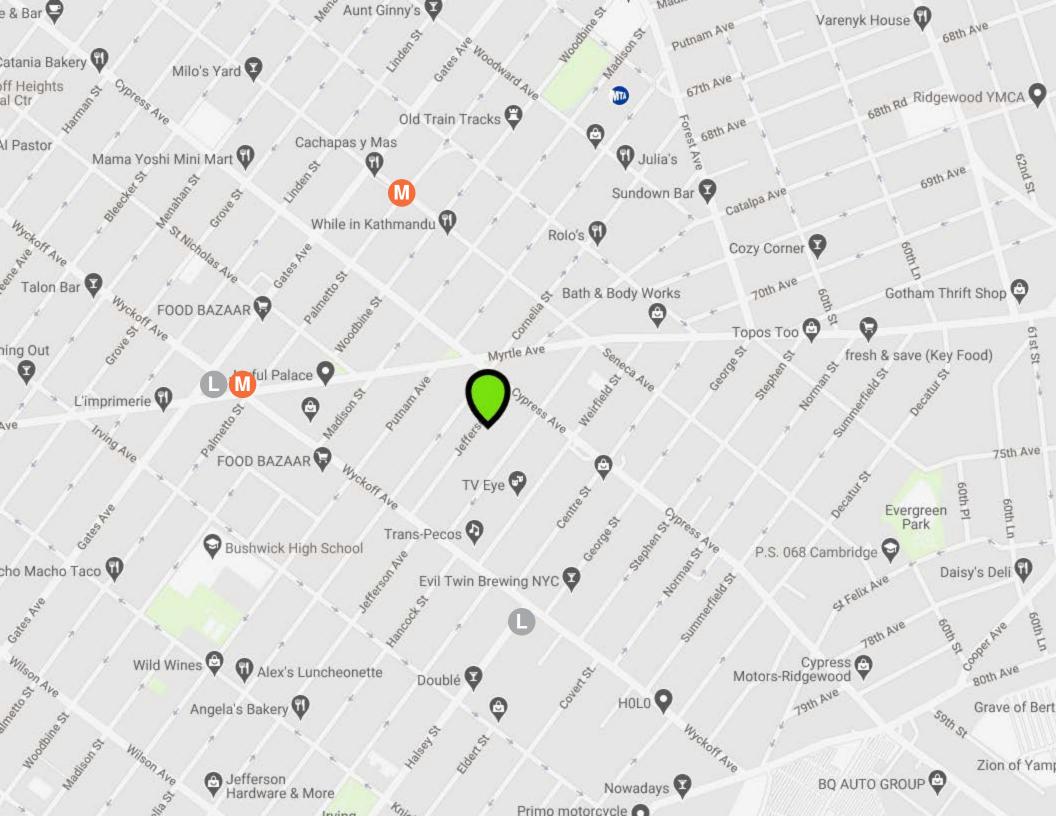
Built in 1909, the property is 36 feet wide and 65 feet deep, giving 8,580 square feet. The building sits on a 1733 square foot lot.

The property is located within walking distance to the L & M subway lines.

BUILDING INFORMATION

BLOCK & LOT:	03548-0046
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Cypress Ave & Wyckoff Ave
BUILDING DIMENSIONS:	17 ft x 56 ft
LOT DIMENSIONS:	17.33 ft x 100 ft
# OF UNITS:	3 Apartments
APPROX. TOTAL SF:	2,856
ZONING:	R5B
FAR:	1.35
TAX CLASS:	1





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