

37-04 63RD STREET, QUEENS, NY 11377

I PRG

EXCLUSIVE OFFERING MEMORANDUM

6-Family Building For Sale Located in the Heart of Woodside



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IPRG

LOCATED IN THE HEART OF WOOSIDE FOR SALE

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6 FAMILY BUILDING LOCATED IN THE HEART OF WOOSIDE FOR SALE

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FOR MORE INFORMATION,
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www.iprg.com

IPRG

INVESTMENT PRICING

37-04 63RD STREET





OFFERING PRICE

\$1,000,000

INVESTMENT HIGHLIGHTS

6 Apts
of Units

3,300
Approx. SF

5.91%
Current Cap Rate

6.71%
Legal Cap Rate

\$166,667
Price/Unit

\$303
Price/SF

9.80x
Current GRM

8.72x
Legal GRM

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	LEGAL	CURRENT RPSF	LEGAL RPSF	STATUS	NOTES
1	1 Bed / 1 Bath	550	\$1,109	\$1,109	\$24	\$24	RS	
2	2 Bed/ 1 Bath	550	\$1,557	\$1,675	\$34	\$37	RS	
3	2 Bed/ 1 Bath	550	\$1,280	\$1,671	\$28	\$36	RS	SCRIE
4	2 Bed/ 1 Bath	550	\$1,457	\$1,457	\$32	\$32	RS	
5	2 Bed/ 1 Bath	550	\$1,358	\$1,358	\$30	\$30	RS	
6	2 Bed/ 1 Bath	550	\$1,435	\$1,688	\$31	\$37	RS	
Garage 1	Left		\$110	\$200				
Garage 2	Middle		\$100	\$200				
Garage 3	Right		\$100	\$200				
		MONTHLY:	\$8,506	\$9,559				
		ANNUALLY:	\$102,075	\$114,706				

	CURRENT	LEGAL
GROSS OPERATING INCOME:	\$ 102,075	\$ 114,706
VACANCY/COLLECTION LOSS (2%):	\$ (2,042)	\$ (2,294)
EFFECTIVE GROSS INCOME:	\$ 100,034	\$ 112,412
REAL ESTATE TAXES (2A):	\$ (20,272)	\$ (20,272)
SCRIE:	\$ 3,824	\$ -
FUEL:	\$ (3,960)	\$ (3,960)
WATER AND SEWER:	\$ (6,900)	\$ (6,900)
INSURANCE:	\$ (3,630)	\$ (3,630)
COMMON AREA ELECTRIC:	\$ (396)	\$ (396)
REPAIRS & MAINTENANCE:	\$ (3,000)	\$ (3,000)
PAYROLL:	\$ (2,640)	\$ (2,640)
MANAGEMENT (4%):	\$ (4,001)	\$ (4,496)
TOTAL EXPENSES:	\$ (40,975)	\$ (45,294)
NET OPERATING INCOME:	\$ 59,058	\$ 67,117

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 37-04 63rd Street, a well-maintained six-family property located on 63rd Street between 37th Avenue and 39th Avenue in the Woodside section of Queens.

The property features six well-kept residential units and three garages in the rear, offering additional income potential. The building has zero violations and no lead paint, providing a clean ownership profile for investors.

The location offers excellent transportation access, within walking distance to the E, F, M, R, and 7 subway lines, as well as the Woodside LIRR station.

BUILDING INFORMATION

BLOCK & LOT:	01217-0051
NEIGHBORHOOD:	Woodside
CROSS STREETS:	63rd Street & 37th Avenue
BUILDING DIMENSIONS:	20 ft x 55 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	6 Apts
APPROX. TOTAL SF:	3,300 SF
ZONING:	R4-1
FAR:	1.0
TAX CLASS / ANNUAL TAXES:	Class 2A / \$20,272
NOTES:	Fully occupied

TAX MAP



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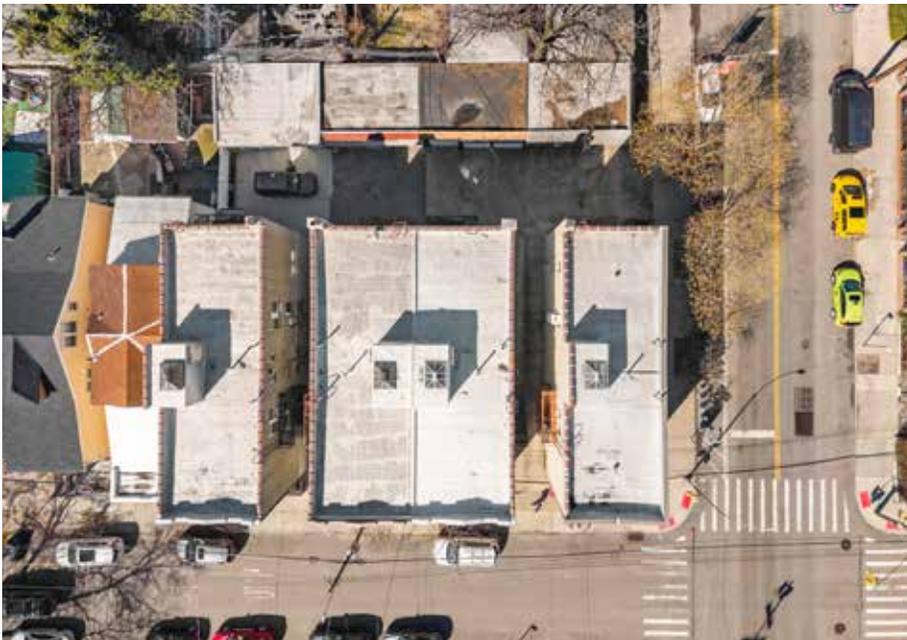
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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