

37-04 63RD STREET, QUEENS, NY 11377

IPRG

EXCLUSIVE OFFERING MEMORANDUM

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



37-04 63RD STREET, QUEENS, NY 11377

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LOCATED IN THE HEART OF WOODSIDE FOR SALE

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6 FAMILY BUILDING LOCATED IN THE HEART OF WOOSIDE FOR SALE

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**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

37-04 63RD STREET





OFFERING PRICE
\$850,000

INVESTMENT HIGHLIGHTS

6 Apartments
of Units

3,300
Approx. SF

7.59%
Current Cap Rate

7.90%
Legal Cap Rate

\$141,667
Price/Unit

\$258
Price/SF

7.88x
Current GRM

7.41x
Legal GRM

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	LEGAL	STATUS	NOTES
1	1 Bed / 1 Bath	550	\$1,109	\$1,109	RS	
2	2 Bed/ 1 Bath	550	\$1,603	\$1,675	RS	
3	2 Bed/ 1 Bath	550	\$1,671	\$1,671	RS	SCRIE
4	2 Bed/ 1 Bath	550	\$1,501	\$1,457	RS	
5	2 Bed/ 1 Bath	550	\$1,419	\$1,358	RS	
6	2 Bed/ 1 Bath	550	\$1,478	\$1,688	RS	
Garage 1	Left		\$110	\$200		
Garage 2	Middle		\$100	\$200		
Garage 3	Right		\$0	\$200		
MONTHLY:			\$8,992	\$9,559		
ANNUALLY:			\$107,904	\$114,706		

	CURRENT	LEGAL
GROSS OPERATING INCOME:	\$ 107,904	\$ 114,706
VACANCY/COLLECTION LOSS (2%):	\$ (2,158)	\$ (2,294)
EFFECTIVE GROSS INCOME:	\$ 105,745	\$ 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%):	\$ (4,230)	\$ (4,496)
TOTAL EXPENSES:	\$ (41,204)	\$ (45,294)
NET OPERATING INCOME:	\$ 64,542	\$ 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

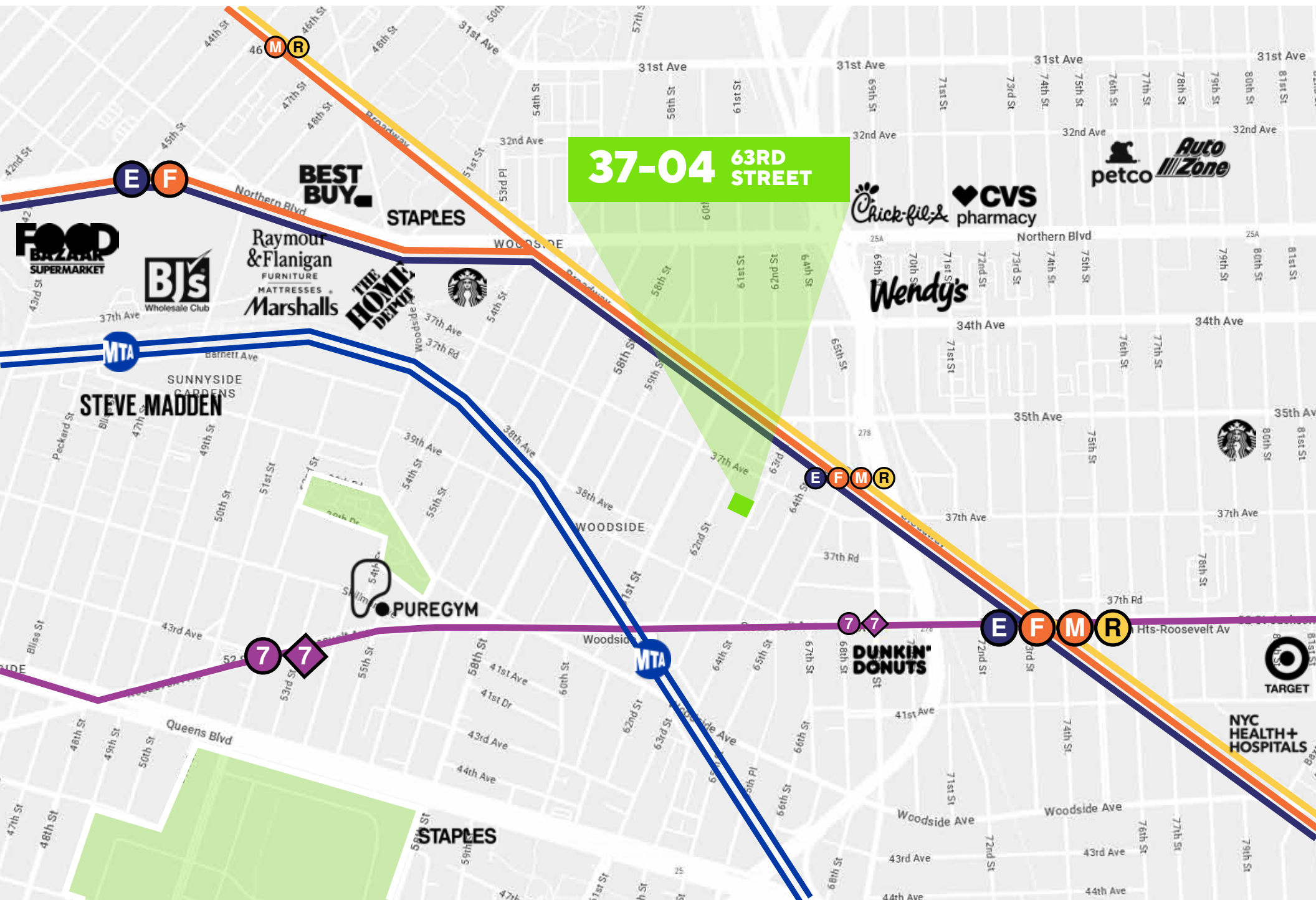


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PROPERTY MAP



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INTERIOR PHOTOS



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ADDITIONAL PROPERTY PHOTOS



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