

6 families building for SALE	\$2,000,000.00
Address: 164-21 86th Rd, Jamaica, NY 11432	
1 boiler; 7 electric meters; 1 gas meter; NO LEASE	
can be delivered vacant!!!	
Property tax	\$33,000.00
Lot sqft	3100
Lot dimensions	31 ft X 100 ft
Building class	6 families (C2)
Square feet	4203
Building dimensions	22 ft X 63.67 ft
Stories	3
Income:	Projection
1st front	\$1,500.00
1st rear	\$1,900.00
2nd fl front	\$1,900.00
2nd fl rear	\$1,900.00
3rd fl front	\$1,900.00
3rd fl rear	\$1,900.00
Total rental income(per month)	\$11,000.00
Total rental income (per year)	\$132,000.00
Expenses:	Actual
Property tax	\$31,000.00
Gas	\$10,000.00
Insurance	\$700.00
Water	\$8,000.00
Electric	\$600.00
Total expense	\$50,300.00
Net income	\$81,700.00
Cap:	4.09%