

64-24 Madison St, Ridgewood NY 11385

Price:

\$1,438,000.00 Cap rate:

7.42% Projected cap:

7.56%

Income-producing, legal six-family brick house. Rent-stabilized. Four apartments vacant.

Excellent Prime Ridgewood location. Situated next to Fresh Pond Road M-train station.

Bldg size:	28.5'x68'	Lot size:	32'x100'	Sqf:	5,814	Price/sqf:	\$247.33	Unused FAR in sf:	576	GRM:	9.978868116
Zoning:	R6B	Built:	1930	Roof height:	34'	Ground elev.:	110'	Av. unit size in sf:	909	Average rent per unit:	\$2,001.45

	Registered rent:	Expires:	Proforma rent:	Legal:	Annual income:	Projected:	Annual expenses:	Net income:	Projected net:
TOTAL	\$12,008.71		\$13,673.74	\$12,173.74	\$144,104.52	\$146,084.88	-\$37,419.20	\$106,685.32	\$108,666
1L	\$1,891.13	8/31/24	\$1,990.41	\$1,990.41	vacant		Tax 25/26	-\$20,445.00	-\$1,703.75
1R	\$1,567.06	2/28/26	\$1,567.06	\$1,567.06	vacant		Electric	-\$992.82	
2L	\$3,500.00		\$3,500.00	\$3,500.00	vacant		Gas	-\$4,252.66	
2R	\$1,434.51	11/30/27	\$1,434.51	\$1,434.51			Water	-\$5,451.86	
3L	\$2,155.00	06/30/27	\$2,155.00	\$2,155.00			Insurance	-\$6,276.86	
3R	\$1,461.01	6/30/25	\$1,526.76	\$1,526.76	vacant				
Storage			\$1,500.00						

Link to youtube video: <https://youtu.be/DRRzJF2soQQ?si=ppqZM8rrmRx8busy>

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LINK TO 3D TOUR: <https://my.matterport.com/show/?m=Yz1SWXmJgTR>

