

INVESTMENT SNAPSHOT

VACANT LEGAL TWO-FAMILY | INVESTOR-READY

22612 146th Avenue, Springfield Gardens, NY 11413

PROPERTY OVERVIEW

List Price	\$1,250,000	Property Type	Legal Two-Family
Occupancy	Vacant — Immediate Possession	Location	Springfield Gardens, Queens

Vacancy allows the buyer to set market rents from day one — no tenant buyout, no inherited below-market leases, and a fast, clean close.

PRO FORMA RENT ROLL

Estimated market rents based on active comparable listings within a few blocks (180-11 146th Ave, 170-16 143rd Rd, 152-17 135th Ave — Springfield Gardens / Rochdale, July 2026). Unit configuration assumed comparable 3BR/2BA scale pending confirmed floor plans.

Unit	Est. Config	Monthly Rent	Annual
Unit 1	3BR / 2BA	\$3,400	\$40,800
Unit 2	3BR / 2BA	\$3,400	\$40,800
Gross Potential Rent		\$6,800	\$81,600

ESTIMATED OPERATING EXPENSES

Expense	Annual
Property Taxes (Class 1 est.)	\$9,500
Insurance (landlord policy est.)	\$2,500
Water & Sewer	\$1,800
Repairs & Maintenance Reserve (5% GPR)	\$4,080
Vacancy Allowance (5% GPR)	\$4,080
Total Estimated Expenses	\$21,960

Tax and insurance figures are planning estimates only — buyer's attorney/accountant should verify actual NYC DOF assessment and obtain a landlord insurance quote prior to offer.

KEY INVESTMENT METRICS

Gross Potential Rent	\$81,600	Net Operating Income (NOI)	\$59,640
Effective Gross Income	\$77,520	Cap Rate	4.77%
Gross Rent Multiplier (GRM)	15.3x	Price / Unit	\$625,000

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All figures are estimates for illustrative purposes only, based on available market data as of July 2026. Not a guarantee of income, expenses, or investment performance. Buyer should independently verify all figures, unit configurations, and legal occupancy status prior to purchase.