

64-24 Madison St, Ridgewood NY 11385

Price: \$1,590,000.00 Cap rate:

7.87% Projected cap:

7.95%

*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:	\$273.48	Unused FAR in sf:	576	GRM:	9.785168165
Zoning:	R6B	Built:	1930	Roof height:	34'	Ground elev.:	110'	Av. unit size in sf:	909	Average rent per unit:	\$1,954.50

	Registered rent:	Expires:	Proforma rent:	Legal:	Annual income:	Projected:	Annual expenses:	Net income:	Projected net:
<b>TOTAL</b>	<b>\$11,727.02</b>		<b>\$13,540.90</b>	<b>\$13,655.38</b>	<b>\$162,490.82</b>	<b>\$163,864.58</b>	<b>-\$37,419.20</b>	<b>\$125,071.62</b>	<b>\$126,445</b>
1L	\$1,891.13	8/31/24	\$1,990.41	\$1,990.41	vacant		<b>Tax 25/26</b>	-\$20,445.00	
1R	\$1,567.06	2/28/26	\$1,567.06	\$1,567.06	vacant		<b>Electric</b>	-\$992.82	
2L	\$3,500.00		\$3,500.00	\$3,500.00	vacant		<b>Gas</b>	-\$4,252.66	
2R	\$1,260.32	mi 11/30/25	\$1,317.03	\$1,431.51			<b>Water</b>	-\$5,451.86	
3L	\$2,047.50	lo 06/30/25	\$2,139.64	\$2,139.64			<b>Insurance</b>	-\$6,276.86	
3R	\$1,461.01	6/30/25	\$1,526.76	\$1,526.76	vacant				
Storage			\$1,500.00	1500					
Storage									

Prepared by Peter Nowik, NYS Licenced Real Estate Sales Person of Trademark Realty Inc. Income and expense provided without a warranty of any kind. Trademarko disclaims any warranty including, without limitation, satisfactory or accuracy information. However, deem reliable.

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

**Link to YouTube video showing the vacant apartment:**