

**FRIEDMAN-ROTH EXCLUSIVE
WOODSIDE 6 FAMILY
SUPER CLEAN ASKING 7%+ CAP**



Asking Price: \$ 1,310,000

Friedman-Roth realty services LLC | 44 East 32nd Street | 9th Floor | New York, NY | 10016 | Tel: 212.889.4400 | Fax: 212.689.7090
Above Property Offered is Subject to Change in Price, Omissions, Errors, Prior Sale or Withdrawal Without Notice.

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Address:	41-24 52nd Street, Woodside, NY 11377			
Location:	On the West side of 52nd Street Between Skillman Avenue and Roosevelt Avenue in the Woodside Section of Queens.			
Description:	3 story Walkup Apartment Building with 6 Apartments.			
Block / Lot:	1314/35	Zoning:	R5D	
Lot Size:	27 x 100	Lot SF:	2,700	
Building Size:	27 x 68	Building SF:	5,508	
Layout:	(6) 2 Bedroom All Large Apartments and Railroad Style.	Price PSF:	\$237.84	
CAP Rate:	7.05%			
INCOME:				
Residential Actual	\$	123,306		
Residential Projected (1 Apt)	\$	24,000		
Storage	\$	5,994		
Gross Annual Income:	\$	153,300		
EXPENSES: (ESTIMATED)				
Real Estate Taxes Class 2B (2026/2027)	\$	20,800		
Water/Sewer	\$	4,250		
Insurance	\$	6,745		
Electric	\$	1,980		
Gas Heat	\$	6,850		
Super	\$	9,600		
Maintenance & Repair	\$	6,000		
Management 3%	\$	4,599		
Total Expense:	\$	60,824		
Estimated Net Operating Income:	\$	92,476		

Package Price : \$1,310,000

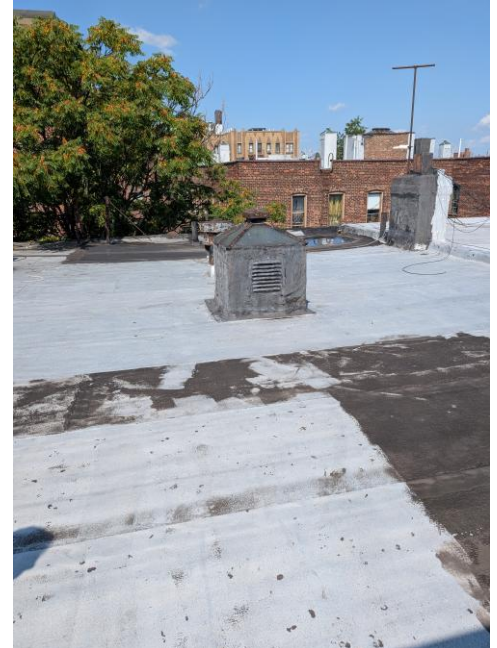
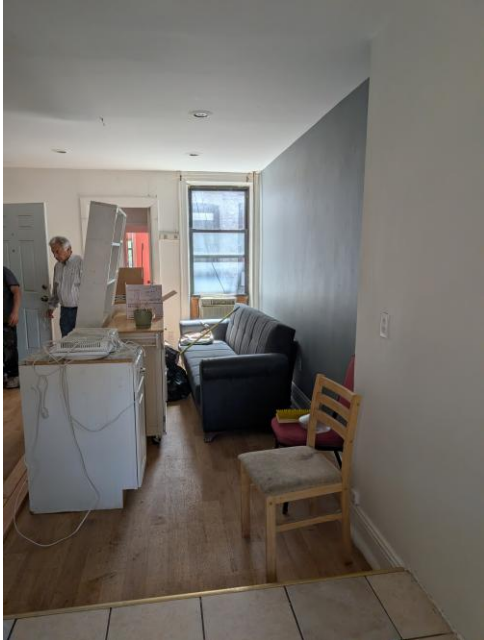
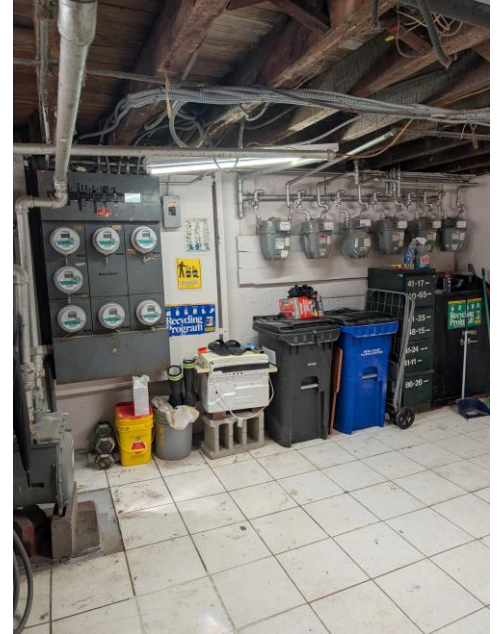
Remarks:	Super clean building with 4 preferential rents.			
	Subway #7 on the corner of 52nd and Roosevelt Ave just 500 feet from the building. Woodside LIRR Station is 8 blocks away.			

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UNIT	SIZE	STATUS	STORAGE	ACTUAL RENT	INCLUDES STORAGE
1L	2 Bedroom	RS - Preferential	\$ 229.95	\$ 1,970.05	Yes
1R	2 Bedroom	RS	\$ 121.91	\$ 2,078.09	Yes
2L	2 Bedroom	RS - Vacant		\$ 2,000.00	No
2R	2 Bedroom	RS - Preferential		\$ 2,075.00	No
3L	2 Bedroom	RS	\$ 147.60	\$ 2,152.40	Yes
3R	2 Bedroom	RS - Preferential		\$ 2,000.00	No

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