

SIX-FAMILY BRICK * GREAT INVESTMENT DEAL * PRIME RIDGEWOOD



Less Total Expenses: **\$ 33,633.00** **\$ 33,633.00**

NET OPERATING INCOME: **\$110,967.00** **\$160,767.00**

1820 WOODBINE ST

LOCATED BETWEEN SENECA AVENUE AND ONDERDONK AVENUE

This is an excellent investment property deal of a six family all brick building in up and coming Ridgewood. The property is a three story walk-up building with six apartments. Five apartments are free-market and one is rent stabilized. The building is 5,800 SF and measures 26' x 68.' It sits on a 3,042 SF lot measuring 30.42' x 100.' The potential gross annual income is approximately \$194,400 with a cap rate of 7.7 %. The property is steps to the M train at Seneca Ave station and L and M trains at Wyckoff/Myrtle Ave station. This is a unique opportunity in the heart of Ridgewood.

RENT ROLL

UNITS	ACTUAL	POTENTIAL	TYPE	BEDS
1	\$2,600	\$4,000.00 (POT.DUPLX)	FM	2
BEDS/1 BATH				
2	\$1,800.00	\$4,000 (POT. DUPLX)	FM	2 BEDS/1
BATH				
3	\$1,850.00	\$2,750.00	FM	2 BEDS/1
BATH				
4	\$1,200.00	\$1,200.00	RS	2 BEDS/1
BATH				
5	\$1,850.00	\$2,750.00	FM	2 BEDS/1
BATH				
6	VACANT	\$2,750.00	FM	2 BEDS/1
BATH				

Actual Gross Annual Income: \$144,600.00
Potential Gross Annual Income: \$194,400.00

EXPENSES	POTENTIAL
Real Estate Taxes:	\$14,894
Insurance:\$	4,700
Water/Sewer:	\$ 2,243
Repairs/Super:	\$ 2,000
Electric:	\$ 800
Management:	\$ 3,996
Heating:	\$ 5,000

TOTAL ANNUAL EXPENSES: \$33,633.00

INCOME	ACTUAL	POTENTIAL
Gross Annual Income:	\$144,600.00	\$194,400.00

\$2,100,000

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM

BLOCK/LOT	03459-0022
LOT DIMENSION	30.42' x 100'
LOT SF	3,042
STORIES	3
UNITS	6
YEAR BUILT	1930
ZONING	R6B
BUILDING DIMENSIONS	26' x 68'

BUILDING SF	5,800
FAR	RES - 2.0 / FAC - 2.0
ACTUAL CAP RATE / POTENTIAL CAP RATE	5.3 % / 7.7 %