

CHARMING BRICK TWO-FAMILY TOWNHOUSE IN GLENDALE

78-59 79TH LANE

LOCATED BETWEEN 78TH ROAD AND MYRTLE AVENUE

This 2.5 story townhouse is located on a quaint tree-lined street in prime Glendale. The building has 2,600 total square feet and has two floor-through units. Both are spacious, full of natural light, and accented with charming original details. The first floor unit has the potential to be duplexed with the backyard. The second floor unit has a spiral stairwell to an attic with a window and high ceilings. This 20' x 55' house sits on a 20' x 100.92' lot with a backyard and patio area in the back, as well as a charming front porch. The lot is 2,018 SF. This property is perfect as both an owner-occupied deal and an investment opportunity.

\$795,000

LICENSED BROKER & PRINCIPAL

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RENT ROLL

UNITS	ACTUAL	POTENTIAL	STATUS
APT 1	VACANT	\$3,500	FREE-MARKET
APT 2	VACANT	\$3,000	FREE-MARKET

Potential Gross Annual Income: \$78,000.00

EXPENSES	POTENTIAL
Real Estate Taxes:	\$ 7,789.00
Insurance:	\$ 2,000.00
Water/Sewer:	\$ 350.00
Repairs/Super:	\$ 2,000.00
Management:	\$ 2,500.00
Heating:	\$ 2,100.00
Electric:	\$ 1,250.00

TOTAL ANNUAL EXPENSES: \$ 17,989.00

INCOME	POTENTIAL
Gross Annual Income:	\$ 78,000.00
Less Total Expenses:	\$ 17,989.00

NET OPERATING INCOME: \$ 60,011.00

BLOCK/LOT	03830-0006
LOT DIMENSION	20' X 100.92'
LOT SF	2,018
STORIES	2.5
UNITS	2
YEAR BUILT	1910
ZONING	R4-1
BUILDING DIMENSIONS	20' x 55'
BUILDING SF	2,600
FAR	RES - 0.75 / FAC - 2





