



64-12 65TH STREET

LOCATED BETWEEN METROPOLITAN AVENUE
AND ADMIRAL AVENUE

This two-family row house on the border of Ridgewood and Middle Village has a total of eleven rooms, five bedrooms, two bathrooms, a clean, dry, full basement, private front and back yards, and a gas boiler. In move-in condition and delivered vacant on title, there are two legal, renovated apartments, a two-bedroom apartment on the first floor and a three-bedroom apartment on the second floor. Both apartments have a dining room, a living room, brand new bathrooms, and a brand new kitchen with granite countertops and stainless steel appliances. This semi-detached property is two stories high and is built 20' by 45' with a gross square footage of 1,800. It sits on a 20' by 94.42' lot which has a gross square footage of 1,888, Situated in Middle Village, a safe, family-oriented neighborhood of Queens right next to Ridgewood, this charming row house sits on a quiet, tree-lined street but is just around the corner from bustling Metropolitan Avenue, which has plenty of shops, restaurants, cafes, and other conveniences. It is a five-minute walk to the M train at the Middle Village-Metropolitan Ave stop, steps to multiple bus lines, and just 30 minutes to Manhattan. This is a great opportunity for a user looking to offset their mortgage with steady income from their additional, second apartment.

\$879,000

RENT ROLL

UNITS	CURRENT RENT	PROJECTED RENT	STATUS	BEDS
1	VACANT	\$2,000.00	FREE-MARKET	2-BED
2	VACANT	\$2,000.00	FREE-MARKET	3-BED

Total Monthly Income	\$4,000.00
Gross Annual Income	\$48,000.00

EXPENSES POTENTIAL

Real Estate Taxes	\$4,452.00
Insurance	\$1,400.00
Electric	\$3,600.00
Water / Sewer	\$880.00
Heating	\$984.00

Total Annual Expenses	\$11,316.00
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INCOME POTENTIAL

Gross Annual Income	\$48,000.00
Less Total Expenses	\$11,316.00
Net Operating Income	\$36,684.00

LICENSED SALESPERSON DANIEL BARCELOWSKY

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E-MAIL : DANIEL@EVGRREALTY.COM

BLOCK - LOT	03601-0023
LOT DIMENSION	20' X 94.42'
LOT SF	1,888
STORIES	2
UNITS	2
YEAR BUILT	1925 (EST)
ZONING	R4-B
BUILDING DIMENSIONS	20' X 45'
BUILDING SF	1,800
FAR	RES - 0.9 / FAC - 2
POTENTIAL CAP RATE	4.17%

TWO-FAMILY ROW HOUSE • DELIVERED VACANT • MIDDLE VILLAGE





