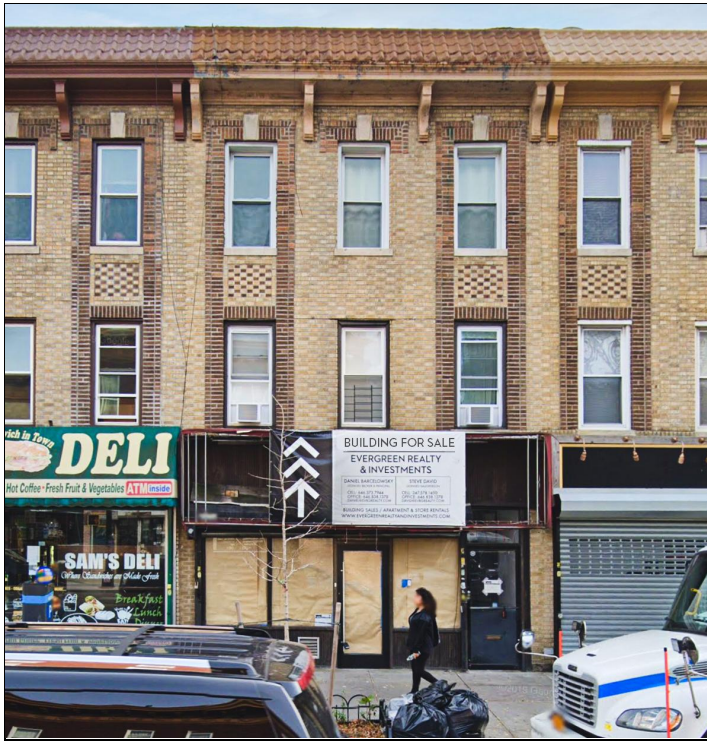


FREE-MARKET MIXED-USE BUILDING • RIDGEWOOD/GLENDALE



61-18 MYRTLE AVENUE

LOCATED BETWEEN SIXTY-FIRST STREET AND SIXTY-SECOND STREET

This three-story mixed-use building on the Ridgewood/Glendale border consists of one store and two apartments. Each three-bedroom, two-bathroom apartment is fully renovated and measures approximately 1,000 SF. The apartments also feature in-unit washer/dryers and dishwashers and they have stainless steel appliances, hardwood floors, and recessed lighting. The store is approximately 2,000 SF and has floor-to-ceiling storefront windows and 20 FT of frontage on busy Myrtle Avenue, which boasts heavy foot traffic. It also has a full basement and a private restroom. At 4,000 SF, the building measures 20' x 52' and sits on a 2,000 SF lot measuring 20' x 100'. The building is just an 8-minute walk to the M train (Fresh Pond Road), a 12-minute walk to the L train (Halsey Street), and steps to multiple bus lines.

PRICE NEGOTIABLE

RENT ROLL

UNITS	ACTUAL	BEDS/BATHS	LXP	SF
STORE	\$ 2,800	N/A	01/25	2,000
1	\$ 2,500	3 BEDS/2 BATHS	06/22	1,000
2	\$ 2,400	3 BEDS/2 BATHS	04/22	1,000

Actual Gross Annual Income \$92,400

EXPENSES ACTUAL

Real Estate Taxes:	\$ 7,490
Insurance	\$ 1,700
Electric	\$ 815
Water / Sewer	\$ 2,243
Repairs / Super	\$ 800
Management 3%	\$ 3,310
Heating	\$ 4,416

TOTAL ANNUAL EXPENSES: \$ 20,774

INCOME ACTUAL

Gross Annual Income:	\$ 92,400
Less Total Expenses:	\$ 20,774

NET OPERATING INCOME: \$ 71,626

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

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BLOCK/LOT	03592-0010
LOT DIMENSION	20' X 100
LOT SF	2,000
STORIES	3
UNITS	3
YEAR BUILT	1915 (EST)
ZONING	R5D, C1-3
BUILDING DIMENSIONS	20' X 52'
BUILDING SF	4,000
FAR	RES 2 / FAC 2
ACTUAL CAP RATE	5.1%



