

1665 Woodbine Street

FOR SALE | 6-UNIT WALK-UP | RIDGEWOOD, NY



ASKING PRICE

\$815,000

7.1% CAP RATE | \$145 PER SF
5 RENT STABILIZED & 1 FREE MARKET
27.5' WIDE | 5,600 SQUARE FEET

- **100% Occupied**
- **5 Rent Stabilized Units & 1 Renovated Free Market Unit**
- **Protected Tax Class 2A**
- **Located in the heart of Ridgewood, Queens, near neighborhood retail/shopping, Wyckoff Heights Medical Center, Bushwick border**
- **Proximity to L/M train and Mass Transit at Myrtle-Wyckoff Avenue**

FINANCIAL OVERVIEW

CROSS STREETS	West side of Woodbine Street between St. Nicholas & Cypress Avenues
BLOCK / LOT	3449 / 51
LOT/BUILT DIMENSIONS	27.5' x 100' Built: 27.5' x 68'
BUILDING SIZE (SF)	5,600
YEAR BUILT	1930
STORIES	3
ZONING	R6B
TAX ASSESSMENT (25/26)	\$157,192
TAX RATE (CLASS 2)	12.500%
TAXES (25/26)	\$19,649

EFFECTIVE GROSS INCOME	\$107,528
ANNUAL EXPENSES	-\$49,070
NET OPERATING INCOME	\$58,458



Contact Exclusive Agents for Additional Information:

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RENT ROLL

Unit	Type	Status	Lease Start	Lease Ends	Monthly Rent	Annual Rent
1L	2 Bed / 1 Bath	RS	01/01/05	09/30/26	\$1,100.58	\$13,206.96
1R	2 Bed / 1 Bath	RS	07/01/14	06/30/26	\$1,522.60	\$18,271.20
2L	2 Bed / 1 Bath	RS	10/01/14	09/30/25	\$884.74	\$10,616.88
2R	2 Bed / 1 Bath	RS	06/01/15	05/31/26	\$1,424.17	\$17,090.04
3L	2 Bed / 1 Bath	RS	11/01/15	10/31/26	\$1,305.74	\$15,668.88
3R	2 Bed / 1 Bath	FM	03/01/22	04/30/26	\$3,000.00	\$36,000.00
TOTAL:					\$9,237.83	\$110,853.96

INCOME AND EXPENSES

REVENUE

Gross Annual Income **\$110,853.96**

Vacancy/Credit Loss (3%) **-\$3,325.62**

Effective Gross Income **\$107,528.34**

EXPENSES (ESTIMATED)

Metrics

Real Estate Taxes (25/26)	\$3.51 per sq. ft.	\$19,649.00
Water & Sewer	\$1.25 per sq. ft.	\$7,000.00
Insurance	\$1.00 per unit	\$5,600.00
Fuel	\$1.50 per sq. ft.	\$8,400.00
Electric / Utilities	\$0.20 per sq. ft.	\$1,120.00
Repairs / Maintenance	\$500 per unit	\$3,000.00
Management	4% of EGI	\$4,301.13

Total Expenses **Exp/Inc Ratio 46%** **\$49,070.13**

Net Operating Income: **\$58,458.21**

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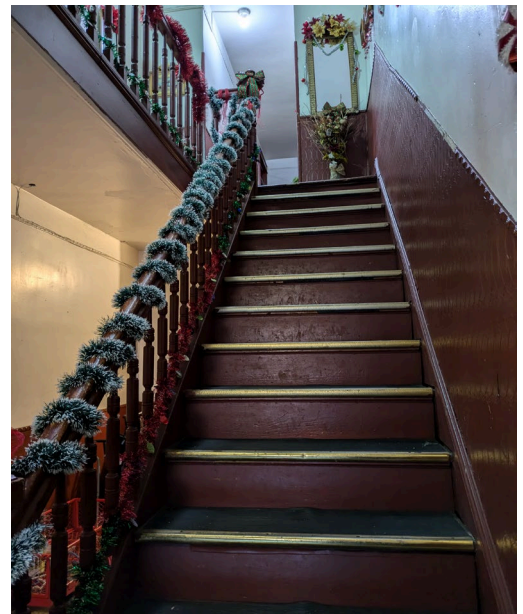
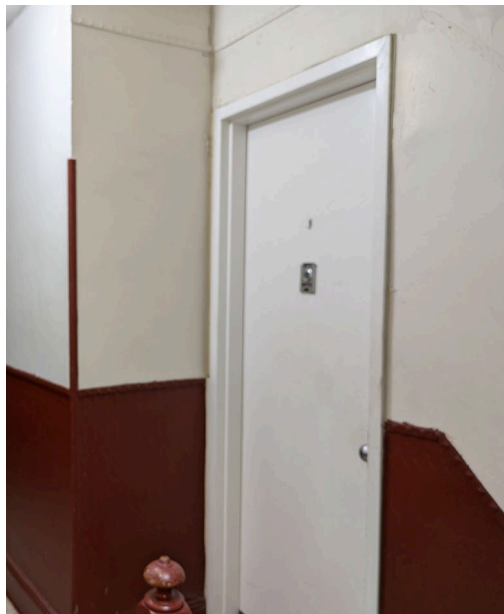
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Photos of Free Market Unit



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