

# 108-15 91<sup>st</sup> Avenue

FOR SALE | 6-UNIT WALK-UP | RICHMOND HILL, NY



## ASKING PRICE

# \$950,000

\$173 PER SF

5,478 SF PLUS FULL BASEMENT

- 100% leased and cash-flowing
- Separate basement access for storage potential
- Low basis within protected Tax Class
- Near J/Z subway, Downtown Jamaica, Resorts World, JFK Airport
- Ideal long-term investment or 1031 exchange opportunity

## CROSS STREETS

North side 91<sup>st</sup> Ave b/w  
108<sup>th</sup> & 109<sup>th</sup> Streets

## BLOCK / LOT

9298 / 27

## LOT DIMENSIONS

29.86' x 100'

## LOT SIZE (SF)

2,986

## BUILDING DIMENSIONS

22' x 83'

## STORIES

3 plus full basement

## BUILDING SIZE (SF)

5,478

## YEAR BUILT

1930

## BUILDING CLASS

C2

## ZONING

R3-1

## TAX ASSESSMENT (25/26)

\$212,891

## TAX RATE (CLASS 2A)

12.500%

## TAXES (25/26)

\$26,611

## FINANCIAL OVERVIEW

### GROSS ANNUAL INCOME

\$127,412

### ANNUAL EXPENSES

-\$62,484

### NET OPERATING INCOME

\$65,336



Lot 25 (6-unit) is also available for sale; inquire within

## Contact Exclusive Agents for Additional Information:

Thomas A. Donovan

PRESIDENT  
QUEENS INVESTMENT SALES

646.502.3481

tdonovan@meridiancapital.com

Eugene Kim

VICE PRESIDENT  
INVESTMENT SALES

646.502.3483

ekim@meridiancapital.com

Tommy Lin

VICE PRESIDENT  
INVESTMENT SALES

646.502.3484

tlin@meridiancapital.com

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## INCOME AND EXPENSES

Unit	Size	Status	Lease Start	Lease Expires	Monthly Rent	Annual Rent
1A	1 BR / 1 BA	R/S	07/01/25	06/30/26	\$1,694.03	\$20,328.36
1B	2 BR / 1 BA	R/S	03/01/25	02/28/26	\$2,195.00	\$26,340.00
2A	2 BR / 1 BA	R/S	10/01/24	09/30/26	\$888.58	\$10,662.96
2B	2 BR / 1 BA	R/S	06/01/24	05/31/26	\$2,149.30	\$25,791.60
3A	2 BR / 1 BA	R/S	06/01/25	05/31/27	\$2,080.08	\$24,960.96
3B	2 BR / 1 BA	R/S	09/01/25	08/31/27	\$1,610.64	\$19,327.68
<b>TOTAL:</b>					<b>\$10,617.63</b>	<b>\$127,411.56</b>

## REVENUE

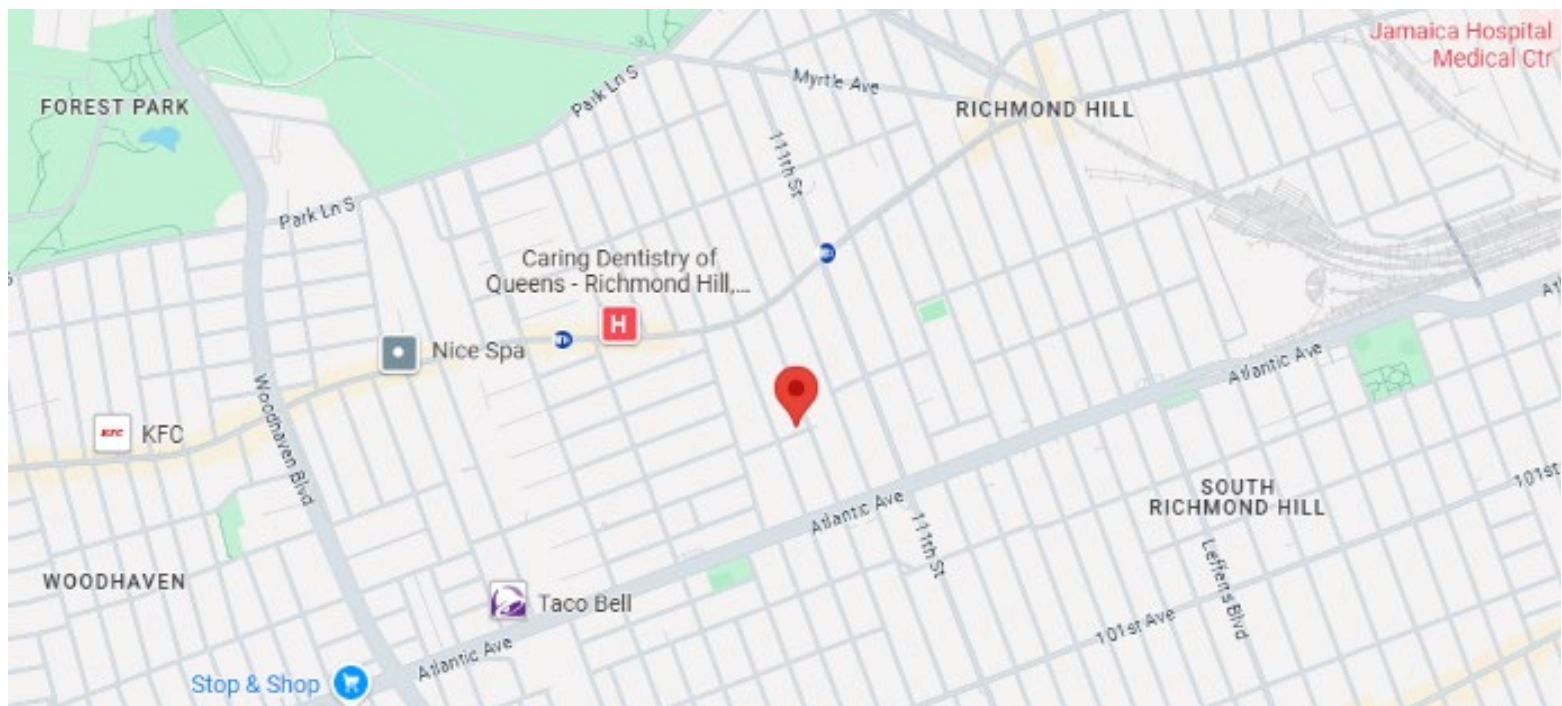
Base Annual Income	\$127,412
Additional Rent (Unit #1A Gas Charge)	\$408
<b>Gross Annual Income</b>	<b>\$127,820</b>

## EXPENSES (Estimated)

	Metrics	
Real Estate Taxes	\$4.86 per sq. ft.	\$26,611
Oil Heat	\$1,600 per unit	\$9,600
Insurance	\$1,555 per unit	\$9,332
Water & Sewer	\$899 per unit	\$5,396
Common Electric	\$0.24 per sq. ft.	\$1,310
Repairs & Maintenance	\$600 per unit	\$3,600
Super	\$467 per unit	\$2,800
Management	3.0%	\$3,835
<b>Total Expenses</b>	<b>Exp/Inc Ratio 49%</b>	<b>\$62,484</b>

## NET OPERATING INCOME

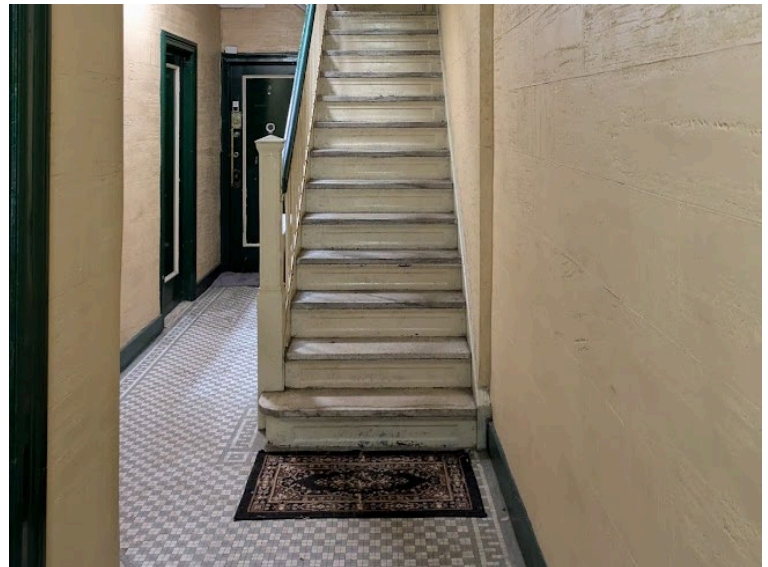
**\$65,336**





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