

108-17 91st Avenue

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



ASKING PRICE

\$825,000

\$151 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 91st Ave b/w
108th & 109th Streets

BLOCK / LOT

9298 / 25

LOT DIMENSIONS

29.85' x 100'

LOT SIZE (SF)

2,985

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)

\$220,245

TAX RATE (CLASS 2A)

12.500%

TAXES (25/26)

\$27,531

FINANCIAL OVERVIEW

GROSS ANNUAL INCOME

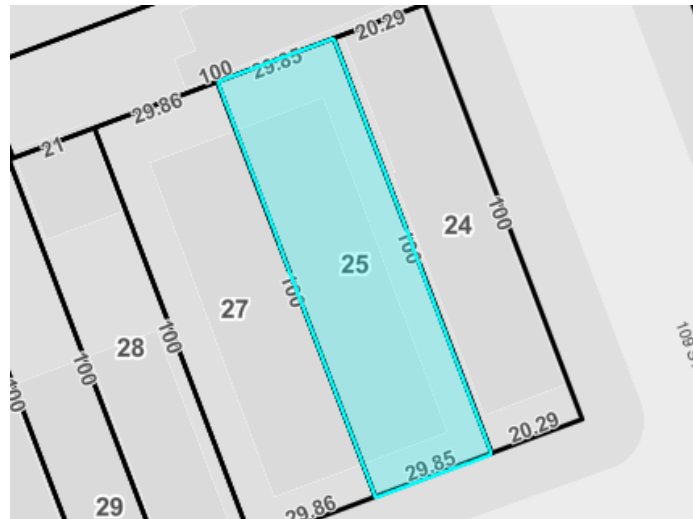
\$117,239

ANNUAL EXPENSES

-\$63,531

NET OPERATING INCOME

\$53,708



Lot 27 (6-unit) is also available for sale; inquire within

Contact Exclusive Agents for Additional Information:

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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	04/01/24	03/31/26	\$1,442.92	\$17,315.04
1B	2 BR / 1 BA	R/S	09/01/24	08/31/26	\$2,055.00	\$24,660.00
2A	2 BR / 1 BA	R/S	04/01/24	03/31/26	\$1,729.61	\$20,755.32
2B	2 BR / 1 BA	R/S	10/01/23	09/30/25	\$1,628.04	\$19,536.48
3A	2 BR / 1 BA	R/S	06/01/25	05/31/26	\$1,760.70	\$21,128.40
3B	2 BR / 1 BA	R/S	03/01/25	02/28/27	\$1,153.65	\$13,843.80
TOTAL:					\$9,769.92	\$117,239.04

REVENUE

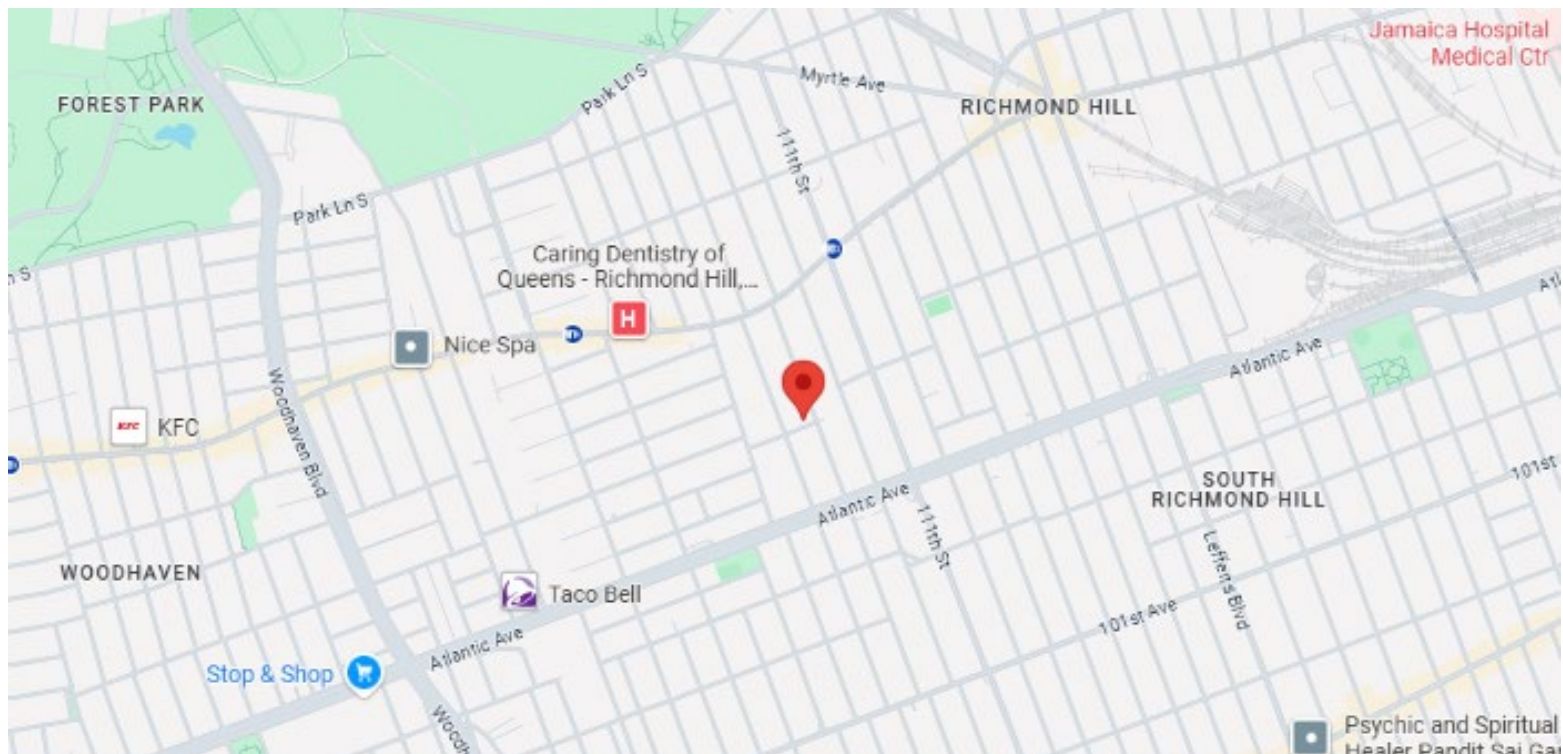
Gross Monthly Income	\$9,770
Gross Annual Income	\$117,239

EXPENSES (Estimated)

	<i>Metrics</i>	
Real Estate Taxes	\$5.03 per sq. ft.	\$27,531
Oil Heat	\$1,567 per unit	\$9,400
Insurance	\$1,560 per unit	\$9,361
Water & Sewer	\$1,210 per unit	\$7,262
Electricity	\$0.23 per sq. ft.	\$1,260
Repairs & Maintenance	\$400 per unit	\$2,400
Super	\$467 per unit	\$2,800
Management	3.0%	\$3,517
Total Expenses	Exp/Inc Ratio 54%	\$63,531

NET OPERATING INCOME

\$53,708



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