

Annualized Expenses	
Water & Sewer	\$ 7,000.00
Insurance	\$ 8,250.00
Heat	\$ 3,000.00
Rent Utility Taxes	\$ 11,125.00
Basins	\$ 3,000.00
Miscellaneous Expenses	\$ 10,000.00
Less: CC Management	\$ 4,087.50
Maintenance Fees (CC of RC)	\$ 9,750.00
Total Expenses	\$ 47,447.50
Annualized Operating Data	
Gross Operating Income	\$ 214,447.50
Less Expenses	\$ 47,447.50
Net Operating Income	\$ 166,999.99

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Aerial View



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PLEASE CONTACT EXCLUSIVE ADVISOR:



James Maloney
 VICE PRESIDENT AND SENIOR ADVISOR
 (516) 486-1000

Baker, Casperoff & Wilson

133-01 Jamaica Ave,
 Elmhurst, NY 11414

- 133-01 building in the heart of Elmhurst, Queens. The building consists of four floors above grade plus a lower level and totals approximately 2,200 square feet of above grade space.
- There are 2 commercial and 0 residential units.
- The project offers a 2,200 square foot commercial and is zoned B3 with a C2B commercial zoning.
- Property is near the 131 St (L) Subway Station.

PRICE: \$1,850,000

Cap Rate: 7.93%

GRM: 8.62

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Investment Highlights



Steady Cash Flow: Stable monthly rental income of approximately \$10,000 per month, totaling \$120,000 annually. The property is currently leased to a diverse tenant base, including a mix of retail and residential units, ensuring consistent cash flow.

Prime Location: Situated in a high-traffic area, the property benefits from excellent visibility and accessibility. The location is ideal for both retail and residential development, offering a wide range of investment opportunities.

Capital Appreciation: The property is located in a rapidly growing neighborhood, offering significant potential for long-term capital appreciation. The area's strategic location and infrastructure improvements are expected to drive future value growth.

Excellent Investment Opportunity: This property offers a unique chance to acquire a well-established, income-producing asset in a prime location. The property's strong cash flow and potential for future growth make it an attractive investment opportunity.

Flexibility in Use: The property is designed to accommodate a variety of uses, from retail and residential to mixed-use development. This flexibility allows investors to tailor the property to their specific investment goals and market conditions.

123-02 Jamaica Ave, Richmond Hill, NY 11418
 718-278-1234

For more information, contact us at
 718-278-1234 or email us at info@asset.com

Overview



Property Details	
Address	123-02 Jamaica Ave, Richmond Hill, NY 11418
Block	1001
Lot/Block	1001/1001
Size (Sq Ft)	123,456
Year Built	1980
Use	Multi-Family
Units	20
Occupancy	100%
Annual Rent	\$120,000
Cap Rate	7.93%
GRM	8.62



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Financial Overview



Year	Revenue	Expenses	Net Income	Capex
2023	\$120,000	\$80,000	\$40,000	\$10,000
2024	\$125,000	\$85,000	\$40,000	\$10,000
2025	\$130,000	\$90,000	\$40,000	\$10,000
2026	\$135,000	\$95,000	\$40,000	\$10,000
2027	\$140,000	\$100,000	\$40,000	\$10,000
2028	\$145,000	\$105,000	\$40,000	\$10,000
2029	\$150,000	\$110,000	\$40,000	\$10,000
2030	\$155,000	\$115,000	\$40,000	\$10,000
2031	\$160,000	\$120,000	\$40,000	\$10,000
2032	\$165,000	\$125,000	\$40,000	\$10,000
2033	\$170,000	\$130,000	\$40,000	\$10,000
2034	\$175,000	\$135,000	\$40,000	\$10,000
2035	\$180,000	\$140,000	\$40,000	\$10,000
2036	\$185,000	\$145,000	\$40,000	\$10,000
2037	\$190,000	\$150,000	\$40,000	\$10,000
2038	\$195,000	\$155,000	\$40,000	\$10,000
2039	\$200,000	\$160,000	\$40,000	\$10,000
2040	\$205,000	\$165,000	\$40,000	\$10,000
2041	\$210,000	\$170,000	\$40,000	\$10,000
2042	\$215,000	\$175,000	\$40,000	\$10,000
2043	\$220,000	\$180,000	\$40,000	\$10,000
2044	\$225,000	\$185,000	\$40,000	\$10,000
2045	\$230,000	\$190,000	\$40,000	\$10,000
2046	\$235,000	\$195,000	\$40,000	\$10,000
2047	\$240,000	\$200,000	\$40,000	\$10,000
2048	\$245,000	\$205,000	\$40,000	\$10,000
2049	\$250,000	\$210,000	\$40,000	\$10,000
2050	\$255,000	\$215,000	\$40,000	\$10,000

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