



405 E 117 ST EAST HARLEM NEW YORK,N.Y.

DESCRIPTION:

**4- STORY MULTI-FAMILY BUILDING, 7 RENT STABILIZED UNITS.
BUILDING- 16 X 62, LOT- 16.67 X 100.92.**

Unit	Rent
Unit 1A-1 BR	997.73
Unit 2F- 1 BR	765.54
Unit 2R- 1 BR	665.12
Unit 3F- 1 BR (VACANT-PROJECTED)	1,900.00
Unit 3R- 1 BR	1,073.36
Unit 4F- 1 BR (VACANT-PROJECTED)	1,850.00
Unit 4R- 1 BR (VACANT-PROJECTED)	1,850.00

TOTAL ANNUAL RENT: \$ 109,221.00

EXPENSES

Real Estate Taxes : \$ 10,300

Water and Sewer: \$ 6,000

Insurance: \$ 3,000

Electric: \$ 2,200

Oil- \$ 11,000

Total Expense: \$ 32,500.00

NOI: \$ 76,721.00

Price: \$1,699,000

5% Cap Rate



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