76-17 Myrtle Ave

Glendale, Ridgewood, NY 11385

FOR SALE | **1.7 million** | FOR SALE

		Per Mo	Per Yr
APT 1	3BR	$2,000.00	$24,000.00
APT 2	2BR	$1,800.00	$21,600.00
APT 3	3BR	$2,150.00	$25,800.00
STORE		$2,832.00	$33,984.00
Units: 4			
		$8,782.00	$105,384.00

- Legal 3 Family w/ Store or Office (C0)

Block & lot	03826-0034
Zoning	R4B, C1-3
Lot Dimensions	20 ft x 97ft
Existing Sqft	3,300
Air Rights	-1,519
Year built	1938
Cap	5

OPERATING EXPENSES		**MONTHLY**	**ANNUAL**
Heat & Hot Water		$0.00	$0.00
Electric		$25.00	$300.00
Gas		$0.00	$0.00
Water & Sewer		$141.67	$1,700.00
Repairs & Maintenance	*$450*	$150.00	$1,800.00
Porter Services		$216.67	$2,600.00
Vacancy & Credit Loss	3%	$263.46	$3,161.52
Umbrella Insurance		$162.04	$1,944.48
Insurance		$204.72	$2,456.61
Total Operating Expenses		**$796.79**	**$13,962.61**
TAXES		**MONTHLY**	**ANNUAL**
		$605.67	$7,268.00

GROSS INCOME	**$105,384.00**
TOTAL OPERATING EXPENSES	**$13,962.61**
PROPERTY TAXES	**$7,268.00**
Net Operating Income	**$84,153.39**

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