



2981 Fulton Street

Asking Price: \$1,500,000

Unit Number	Type	Net SF	Lease Term	\$/Month
1A	Consulate of the Dominican Republic	1,625	5 Years	\$4,810
1B	Garage		Mo-To-Mo	\$200
2L	2 BR/1 BA	813	Mo-To-Mo	\$1,700
2R	2 BR/1 BA	813	Mo-To-Mo	\$1,700
3L	2 BR/1 BA	813	Mo-To-Mo	\$1,300
3R	2 BR/1 BA	813	Mo-To-Mo	\$1,500
TOTAL	5	4,877		\$11,210
TOTAL ANNUAL INCOME				\$134,520

Expenses	Annual
Property Taxes: Tax Class 2A	\$10,768
Insurance	\$10,108
Oil	\$15,000
Electric	\$1,000
Water (Estimated)	\$2,400
Vacancy (3%)	\$4,000
TOTAL EXPENSES	\$43,276
NET OPERATING INCOME	\$91,244

Unit Evaluation	
\$/Unit	\$300,000
\$/PSF	\$308

Property Evaluation	
Net Operating Income	\$91,244
Sale Price	\$1,500,000
Cap Rate/Return	6.08%



Marc Richter

C: 646-342-8959

marcrichter56@gmail.com



