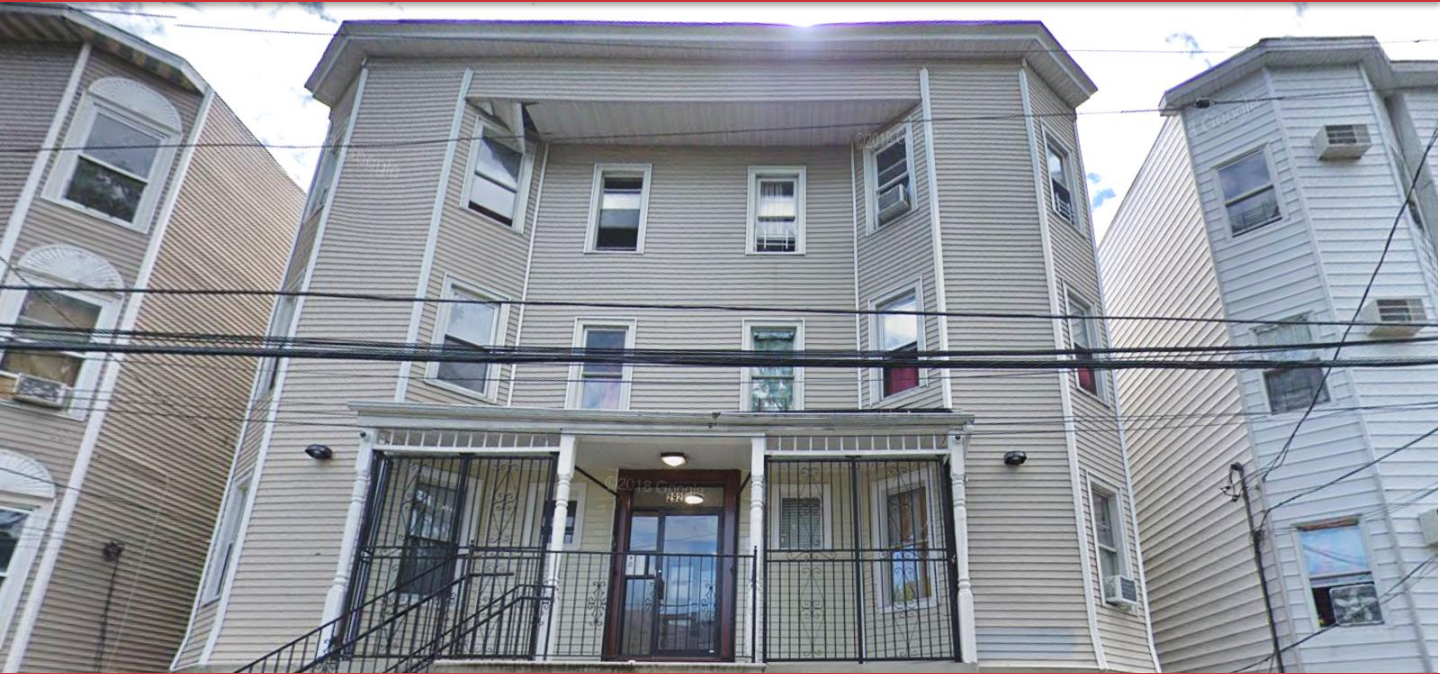


New Gut Renovated 6 Unit Multifamily

292 Woodworth Ave, Yonkers, NY 10701

8.2% CAP Multifamily Property

FOR SALE at \$1,175,000



Qualified for Destabilization due to Significant Rehabilitation

FINANCIAL SUMMARY

INCOME

Actual Gross Income: **\$133,272**

EXPENSES

Taxes: \$ 16,087
 Utilities (Fuel & Electric): \$10,000
 Water/Sewer: \$ 4,200
 Insurance: \$ 3,500
 Repairs/Maintenance \$ 3,000
Total Expense \$ 36,787

NET OPERATING INCOME

Actual Net Income: **\$96,485**
 Projected Net Income: **\$101,213**

Property Information

Asset Class	Multifamily
Block & Lot	2117-46
Lot Dimensions	50' x 90'
Lot Size	4,356 SF
Building Size	7,140 SF
Residential Units	6
Year Built	1904



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292 Woodworth Ave, Yonkers, NY 10701

RENT ROLL

Unit	Status	Current Rent	Projected Rent
1N	RS, Section 8	\$1,632.00	\$1,750.00
1S	RS, Section 8	\$1,648.00	\$1,750.00
2N	RS	\$1,975.00	\$2,000.00
2S	RS, Section 8	\$1,938.00	\$2,000.00
3N	RS, Section 8	\$1,900.00	\$2,000.00
3S	RS	\$1,938.00	\$2,000.00
Monthly Total:		\$11,031.00	\$11,500.00
Annual Total:		\$132,372.00	\$138,000.00

