

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

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		
Anthony Yacavone 646.253.0988 ayacovone@ergcre.com	John Bachas 646.253.0907 jbachas@ergcre.com		

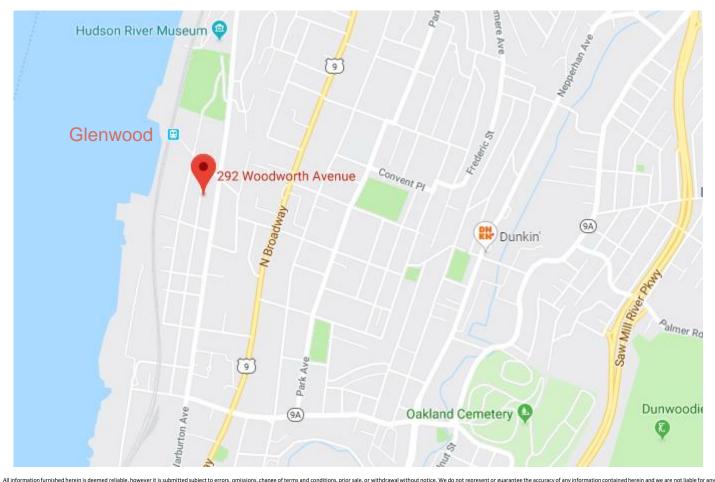
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RENT ROLL

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



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