

New Gut Renovated 6 Unit Multifamily

292 Woodworth Ave, Yonkers, NY 10701

FOR SALE: \$1,350,000



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FINANCIAL SUMMARY

INCOME

Actual Gross Income: **\$ 109,572**
Projected 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: **\$72,785**
Projected Net Income: **\$96,485**

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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RENT ROLL

| Unit | Status | Current Rent | Projected Rent |
|-----------------------|---------------|---------------------|---------------------|
| 1N | RS, Section 8 | \$1,632.00 | \$1,632.00 |
| 1S | RS, Section 8 | \$1,648.00 | \$1,648.00 |
| 2N | RS | \$1,975.00 | \$1,975.00 |
| 2S | RS, Section 8 | \$1,938.00 | \$1,938.00 |
| 3N | RS | Vacant | \$1,975.00 |
| 3S | RS | \$1,938.00 | \$1,938.00 |
| Monthly Total: | | \$9,131.00 | \$11,106.00 |
| Annual Total: | | \$109,572.00 | \$133,272.00 |

