

New Gut Renovated 6 Unit Multifamily

292 Woodworth Ave, Yonkers, NY 10701

8% CAP Multifamily Property

FOR SALE at \$1,200,000



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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	Rent Application in Process	\$1,975.00
2S	RS, Section 8	\$1,938.00	\$1,938.00
3N	RS	\$1,900.00	\$1,900.00
3S	RS	\$1,938.00	\$1,938.00
Monthly Total:		\$9,056.00	\$11,031.00
Annual Total:		\$108,672.00	\$132,372.00

