

# 41-45 49<sup>th</sup> Street

FOR SALE | 6-UNIT WALK-UP APARTMENT BUILDING | SUNNYSIDE, NY



ASKING PRICE

**\$1,230,000**

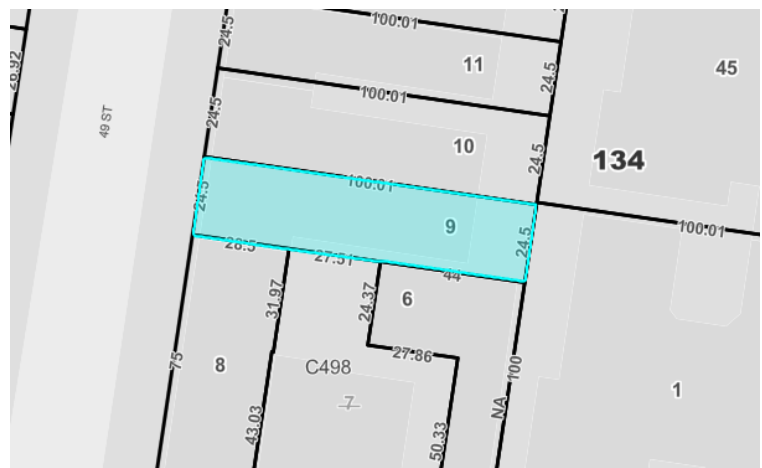
~8% CAP RATE | \$247 PSF

- 100% Rent Stabilized - 5 of 6 units Currently Leased and Cash-Flowing
- (6) 2 Bedroom / 1 Bathroom Units
- Protected Tax Class 2A
- Prime Sunnyside location near Roosevelt Avenue, Queens Boulevard and Greenpoint Avenue
- Steps to the 52<sup>nd</sup> Street [7] train
- Ideal 1031 exchange or long-term investment opportunity

CROSS STREETS	East side of 49 <sup>th</sup> Street b/w 43 <sup>rd</sup> Ave & Skillman Ave
BLOCK / LOT	134 / 9
LOT AREA / SF	24.5' x 100' / 2,450 SF
BUILDING AREA	24.42' x 80'
STORIES	3
BUILDING SIZE (SF)	4,974
# OF UNITS	6
YEAR BUILT	1926
ZONING	R5D, C1-4
ASSESSMENT (25/26)	\$184,352
TAX RATE (CLASS 2A)	12.439%
REAL ESTATE TAXES	\$22,931.56

## FINANCIAL OVERVIEW

EFFECTIVE GROSS INCOME	\$136,399.85
ANNUAL EXPENSES	<b>-\$37,946.72</b>
NET OPERATING INCOME	\$98,453.13



Contact Exclusive Sales Agents for Additional Information:

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## RENT ROLL (AS OF 5/1/26)

Unit	Type	Status	Lease Expiration	Monthly Rent	Annual Rent
1F	2 Bed / 1 Bath	RS	12/31/27	\$1,950.21	\$23,402.52
1R	2 Bed / 1 Bath	RS	VACANT	\$2,458.00	\$29,496.00
2F	2 Bed / 1 Bath	RS	07/31/26	\$2,270.86	\$27,250.32
2R	2 Bed / 1 Bath	RS-SCRIE	05/31/27	\$1,410.12	\$16,921.44
3F	2 Bed / 1 Bath	RS-SCRIE	10/31/27	\$898.70	\$10,784.40
3R	2 Bed / 1 Bath	RS	09/30/27	\$1,730.31	\$20,763.72
Basement	Storage	M-M	12/31/25	\$1,000.00	\$12,000.00
<b>TOTAL:</b>				<b>\$11,718.20</b>	<b>\$140,618.40</b>

## REVENUE

<b>Gross Annual Income:</b>	<b>\$140,618.40</b>
<b>Vacancy/Credit Loss (3%):</b>	<b>-\$4,218.55</b>
<b>Effective Gross Income:</b>	<b>\$136,399.85</b>

## EXPENSES (ESTIMATED)

	<i>Metrics</i>	
Real Estate Taxes (25/26)	\$4.61 per sq. ft.	\$22,931.55
<b>SCRIE Tax Credits</b>		<b>-\$11,124.12</b>
Water & Sewer	\$1.00 per sq. ft.	\$4,974.00
Insurance	\$1.25 per Unit	\$6,217.50
Fuel	\$1.50 per sq. ft.	\$7,461.00
Electric	\$0.20 per sq. ft.	\$994.80
Repairs / Maintenance	\$400 per Unit	\$2,400.00
Management	3% of EGI	\$4,092.00
<b>Total Expenses:</b>		<b>\$37,946.72</b>

## NET OPERATING INCOME

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