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CLEAN FULLY LEASED SIX-UNIT RENT-STABILIZED BUILDING IN PRIME RIDGEWOOD



959 SENECA AVENUE

BETWEEN WILSON AVENUE AND CENTRAL AVENUE

- Six-unit residential building
- Located in prime Ridgewood
- Total building size: 5,850 sq ft
- Lot dimensions: 26 x 107.33 (2,791 sq ft)
- Fully leased with strong in-place income. Based on the upcoming renewals of units 1R, 1L, 2L, 3R
- Six residential units (all occupied)
- **All units rent-stabilized**
- Building features:
    - Brand new appliances
    - Remodeled kitchens & bathrooms
    - Digital doorman system
- Average unit size: ~975 sq ft, with three-bedroom and two-bedroom layouts.
- 2A Tax Class: capped annual tax increases
- Low annual property taxes: ~$17,070
- Additional buildable area: ~2,500+ sq ft (FAR 3)
- 5-minute walk to Myrtle–Wyckoff L & M trains
- 7.22% Actual Cap Rate

$970,000

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

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RENT ROLL

UNITS	STATUS	ACTUAL	LXP
1R	RS	$1,166.47	08.31.27
1L	RS	$2,233.94	08.01.27
2R	RS	$1,589.94	01.31.28
2L	RS	$2,404.13	09.08.27
3R	RS	$1,234.76	06.14.27
3L	RS	$1,180.79	05.31.27

Actual Gross Annual Income: $115,260.24
Potential Gross Annual Income: $117,719.76

EXPENSES	APPROXIMATE
Real Estate Taxes:	$17,070.00
Insurance:	$ 9,302.00
Water/Sewer:	$ 7,666.00
Gas:	$ 6,500.00
Electric:	$ 720.00
Super+ Repairs:	$ 2,400.00
Management:	$4,000.00
TOTAL ANNUAL EXPENSES:	**$ 47,658.00**

INCOME	ACTUAL
Gross Annual Income	**$ 117,719.76**
Less Total Expenses	**$ 47,658.00**
NET OPERATING INCOME:	**$ 70,061.76**

BLOCK/LOT	03573-0008
LOT DIMENSION	26’ x107’
LOT SF	2,791
STORIES	3
UNITS	6
YEAR BUILT	1931
ZONING	C4–3A
BUILDING DIMENSIONS	26’ x 75’
BUILDING SF	5,850
FAR	RES 3 / FAC 3
ACTUAL CAP	7.22%

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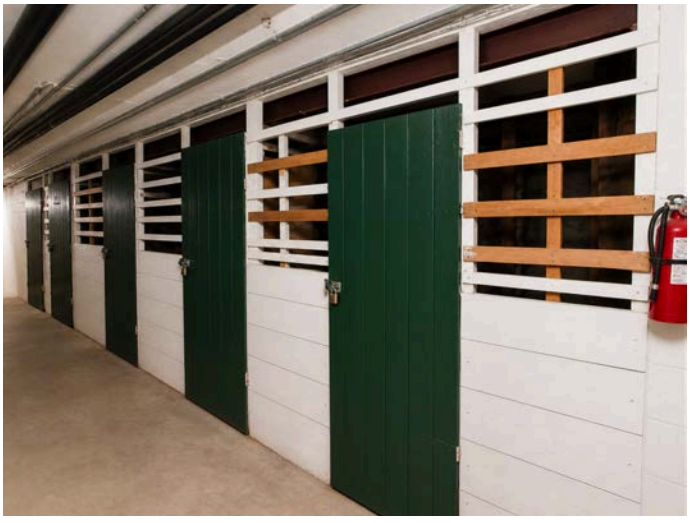












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