

GUT RENOVATED THREE-FAMILY TOWNHOUSE • LUXURY LIVING IN THE HEART OF ASTORIA



30-78 43RD STREET

LOCATED BETWEEN 31ST AVENUE AND 30TH AVENUE

- Custom-built, gut renovated one-of-a-kind residence with three units:
 - First two units feature 2 beds, 2 baths, and beautiful outdoor spaces.
 - Top floor unit offers three bedrooms and 2 bathrooms.
- Dramatic high ceilings and light-colored oak flooring throughout.
- Spacious living rooms with large windows and exposed brick walls.
- In-unit amenities include central AC, CityQuiet windows with solar shades, in-unit Maytag washer/dryers, LED lighting, and video intercom.
- Gourmet open kitchens with Caesarstone quartz islands, Brito fixtures, sleek white cabinetry, and THOR stainless steel appliances including dishwashers and wine coolers.
- Italian marble and porcelain bathrooms with Toto toilets and tempered glass showers/tubs.
- Meticulously crafted with upscale finishes and spacious floor plans.
- The building measures 19'3" x 63'2", and an approximate total of 3,600 square feet.
- The property sits on a lot measuring 19' x 101' and 1,919 SF.
- Conveniently located near subway stations and vibrant Astoria amenities.

\$2,885,000

LICENSED SALESPERSON

AMY ERICSON

PHONE : 646.655.9413

E-MAIL : AMY@EVRGREALTY.COM

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE: 646.373.7944

E-MAIL: DANIEL@EVRGREALTY.COM

RENT ROLL

UNITS	LAYOUT	ACTUAL	POTENTIAL	LXP
1	2/2	\$4,800.00	\$5,000.00	07/27
2	2/2	\$5,300.00	\$5,500.00	08/27
3	3/2	\$5,925.00	\$6,500.00	09/27

Actual Gross Annual Income: **\$ 192,300.00**

Potential Gross Annual Income: **\$ 204,000.00**

EXPENSES	APPROXIMATE
Real Estate Taxes:	\$ 14,637.00
Insurance:	\$ 2,500.00
Water/Sewer:	\$ 2,000.00
Heating:	\$ 1,600.00
Electric:	\$ 800.00
Super/Repairs:	\$ 1,000.00
Management (3%):	\$5,769.00

TOTAL ANNUAL EXPENSES: \$ 28,306.00

INCOME	ACTUAL	POTENTIAL
Gross Annual Income	\$ 192,300.00	\$ 204,000.00
Less Total Expenses	\$ 28,306.00	\$ 28,306.00
NET OPERATING INCOME:	\$ 163,994.00	\$175,694.00

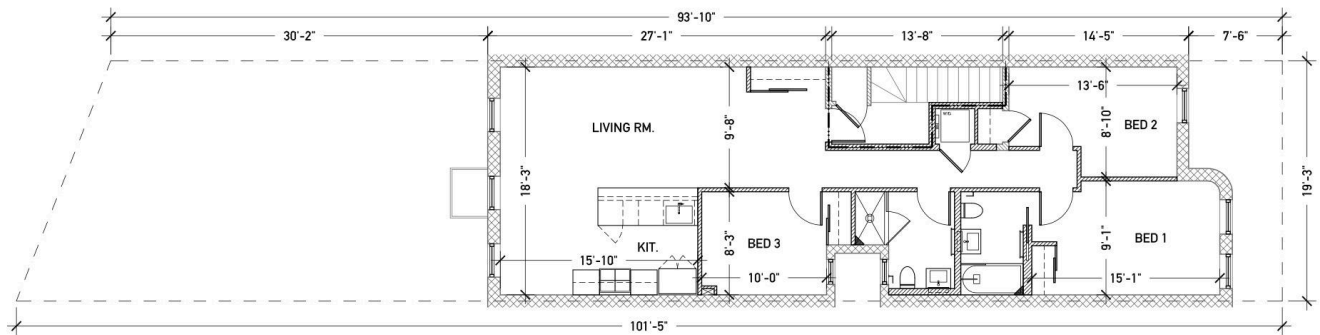
BLOCK/LOT	00696-0189
LOT DIMENSION	19' X 101'
LOT SF	1,919
STORIES	2
UNITS	3
YEAR BUILT	1910
ZONING	R5
BUILDING DIMENSIONS	19.17' x 40'
BUILDING SF	~3,600
FAR	RES 1.25 / FAC 2
ACTUAL CAP RATE	5.68%
POTENTIAL CAP RATE	6.09%



[illegible][illegible]

GARDEN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Floorplan:



01 | 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"