



Maria Strbik
 Real Estate Sales Associate
 718-456-9600 ext. 21
 maria@werbarealty.com

Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

66-45 Fresh Pond Road
 Ridgewood, NY 11385

718-456-9600

www.werbarealty.com

HOUSE FOR SALE



LID #1872-0049E
 Ridgewood, NY 11385

List Price: \$648,000
 ML #2309164

PROPERTY DETAILS

Type: 4 Family
Construction: Brick
Att/Det: Attached
Stories: 2
Basement: Yes / Unfinished
Bldg. Size: 30 x 100 ft.
Year Built: 1931
Living Area-sq.ft.: 3,000
Fuel: Gas
Heat: Hot Water
School District: 25
Lot Size: 30 x 100 ft.
Block #: 3468
Lot #: 25
Zoning: R5B
Taxes: \$12,864.00

INCOME

Apartments
 1st-1L : \$1300
 1st-1R : \$1200
 2nd-2L: \$1200
 2nd-2R: \$1250

Total Rent:	Monthly	Annually
	\$4,900	\$59,400

BUILDING DETAILS

Garage: No
Driveway: No
Basement: Yes / Unfinished
Bedrooms: 8
Baths: 4
Kitchens: 4
EIK: Yes
Dining Room:
Den/Fam Room:
Office:
Attic: No
Appearance: Good
Porch:
Patio: Yes
Deck: Yard
WW Carpet:
Wood Floors:
Stove: Yes
Refrigerator: 4
Washer: 0
Dryer: 0
A/C: 2
Fireplace: 0
Skylight: 4
Water: Public
Sewer: City
Fuel: Gas
Heat: Hot Water

EXPENSES

Water: \$
Septic: \$2500
Fuel: \$4200
Electric: \$550
Maintenance/Repairs: \$
Insurance: \$
Taxes: \$12860
Miscellaneous: \$

Total Annual Expenses \$ 20,110

TOTAL NET INCOME ca. \$ 39,290

REMARKS

Basement: Unfinished with Access to Patio & Nice BIG Backyard
 1st Fl.: 2x 4 Rm Apts=(1 w. access to Big Backyard)
 2nd Fl.: 2x 4 Rm Apts= (2L-1 skylight / 2R-2 skylights/ 1 hall skylight)

Application for tax reduction for change from commercial to 2 residential apts has been filed—@ \$6000-\$7000 will be new taxes
 Owner willing to put \$5000 in escrow to account for balance

Date 07/12/10—Maria-#1872-0049E



Backyard Patio & BIG Backyard



Access to basement and 1st Fl apt

Basement



Hallway with Skylight



2nd Fl Apt

