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**Werba Realty**

SALES • RENTALS • PROPERTY MANAGEMENT

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# HOUSE FOR SALE



Ridgewood, NY  
LID #2053-0011

List Price: \$775,000

## PROPERTY DETAILS

Type: 6 Family  
Construction: Brick  
Att/Det: Attached  
Stories: 3  
Basement: Yes-Unfinished  
Bldg. Size: 27.5' x 68'  
Year Built: 1930  
Living Area-sq.ft.: 5,600  
Fuel: Gas  
Heat:  
School District: 24  
Lot Size: 27.42' x 100'  
Lot: 45  
Block: 3485  
Zoning: R6B  
Taxes: \$7,510

## INCOME

### Apartments

1st Fl.: Left	\$1,025.00
1st Fl.: Right	\$1,190.00
2nd Fl.: Left	\$1,041.00
2nd Fl.: Right	\$1,150.00
3rd Fl.: Left	\$ 857.00
3rd Fl.: Right	\$ 774.00

<b>Total Rent:</b>	<b>Monthly</b>	<b>\$ 6,037.00</b>
	<b>Annually</b>	<b>\$ 72,444.00</b>

## BUILDING DETAILS

Garage: no  
Driveway: no  
Basement: Yes-Unfinished  
# Bedrooms: 6  
# Baths: 6  
# Kitchens: 6  
EIK: Yes  
Dining Room: 6  
Den/Fam Room: 0  
Office: 0  
Attic: 0  
Appearance: Very Nice  
Porch: 0  
Patio: 0  
Deck: 0  
WW Carpet:  
Wood Floors:  
Stove:  
Refrigerator:  
Washer: 0  
Dryer: 0  
A/C: 0  
Fireplace: No  
Skylight: No  
Water:  
Sewer:  
Fuel: Gas  
Heat:

## EXPENSES

Water:	\$3,969.80
Septic:	\$
Fuel:	\$7,844.50
Electric:	\$480.00
Maintenance/Repairs:	\$1,700.00
Insurance:	\$2,833.60
Taxes:	\$7,510
Miscellaneous:	\$

**Total Annual Expenses \$24,337.90**

**TOTAL NET INCOME \$48,106.10**

## REMARKS