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Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

66-45 Fresh Pond Road
 Ridgewood, NY 11385

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HOUSE FOR SALE



LID #: 5902-0039
 Woodside, NY 11377

List Price: \$1,099,000

BUILDING DETAILS

Garage: 2 + 1 Parking Space
 Driveway: Yes
 Basement: Yes-Finished
 # Bedrooms: 6
 # Baths: 6
 # Kitchens: 5
 EIK:
 Dining Room:
 Den/Fam Room:
 Office:
 Attic:
 Appearance:
 Porch: 4 Balconies
 Patio:
 Deck:
 WW Carpet:
 Wood Floors:
 Stove: 5
 Refrigerator: 5
 Washer:
 Dryer:
 A/C:
 Fireplace:
 Skylight:
 Water: Public-City
 Sewer: Public-City
 Fuel: Gas
 Heat: Steam Heat

PROPERTY DETAILS

Type: 5 Family
 Construction: Brick
 Att/Det: Semi-Det
 Stories: 3
 Basement: Yes-Finished
 Bldg. Size: 25 x 65 ft.
 Year Built: 1989
 Living Area-sq.ft.: 3,100
 Fuel: Gas
 Heat: Steam
 School District:
 Lot Size (ft): 29 x 100 ft.
 Block #: 1160
 Lot #: 23
 Zoning: R5
 Taxes: \$24,000.00
 Insurance:

INCOME

Apartments:
 1st: \$1,100 \$1,000 Duplex
 2nd: \$1,100 \$1,100
 3rd: \$1,100 \$1,100
 2 Garages: \$500
 1 Parking Space: \$100

Total Rent:	Monthly	Annually
	\$7,000.00	\$84,000.00

EXPENSES

Water:	\$
Septic:	\$
Fuel:	\$
Electric:	\$ 600.00
Maintenance/Repairs:	\$ 1,000.00
Insurance:	\$ 2,000.00
Taxes:	\$24,000.00
Miscellaneous:	\$

Total Annual Expenses \$ 27,600.00

TOTAL NET INCOME \$ 57,600.00

Each tenant has own heating/hot water boiler.
 1st Floor Apartment + Basement=Duplex apartment (\$ 1100 + 1000)

Owner will take a mortgage

EXCELLENT OPPORTUNITY—EXCELLENT INVESTMENT

