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## Werba Realty

SALES • RENTALS • PROPERTY MANAGEMENT

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 Ridgewood, NY 11385

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# HOUSE FOR SALE



LID #7430-0005

List Price: \$1,390,000

### BUILDING DETAILS

Garage:	6 Parking Spaces
Driveway:	0
Basement:	2 Rooms Finished
# Bedrooms:	3 over 3
# Baths:	3 1/2
# Kitchens:	3
EIK:	0
Dining Room:	2
Den/Fam Room:	2
Office:	1
Attic:	0
Appearance:	Very Good Condition
Porch:	0
Patio:	0
Deck:	0
WW Carpet:	3
Wood Floors:	0
Stove:	3
Refrigerator:	3
Washer:	0
Dryer:	0
A/C:	2
Fireplace:	0
Skylight:	0
Water:	Public
Sewer:	Yes
Fuel:	Gas
Heat:	Gas

### PROPERTY DETAILS

Type:	3 Family
Construction:	Brick
Att/Det:	Semi-Detached
Stories:	3
Basement:	Yes
Bldg. Size:	20 x 52 ft.
Year Built:	1960
Living Area-sq.ft.:	3,120
Fuel:	Gas
Heat:	Gas
School District:	28
Lot Size:	96 x 58 ft.
Lot:	4
Block:	3150
Zoning:	R4
Taxes:	\$5,717

### INCOME

#### Apartments

Basement: (EMPTY)	\$1,500
1st Fl.: (EMPTY)	\$3,500
2nd Fl.:	\$2,100
3rd Fl.:	\$2,800
6 Parking Spaces: (EMPTY)	\$150,900

<b>Total Rent:</b>	<b>Monthly</b>	<b>Annually</b>
<b>Currently</b>	<b>\$4,900</b>	<b>\$58,800</b>

### EXPENSES

Water:	\$335
Septic:	\$ w. water
Fuel:	\$2000
Electric:	\$25
Maintenance/Repairs:	\$
Insurance:	\$1600
Taxes:	\$5400
Miscellaneous:	\$

**Total Annual Expenses \$9000**

**TOTAL NET INCOME \$129,600**

### REMARKS

Basement-1000 sq. ft.—2 Rooms Finished, 1/2 Bath  
 1st Fl.: 1250 sq. ft. / Office Space –5 Rooms + Reception Area  
 2nd Fl.: 1250 sq. ft. / 6 Room Apt-Living Rm, Dining Rm, Kit, 3 BR, Full Bath  
 3rd Fl.: 1250 sq. ft./ 6 Room Apt-Living Rm, Dining Rm, Kit, 3 BR, Full Bath

1st Floor is empty ( Formerly rented as medical office space with 2 rooms in basement for labs )