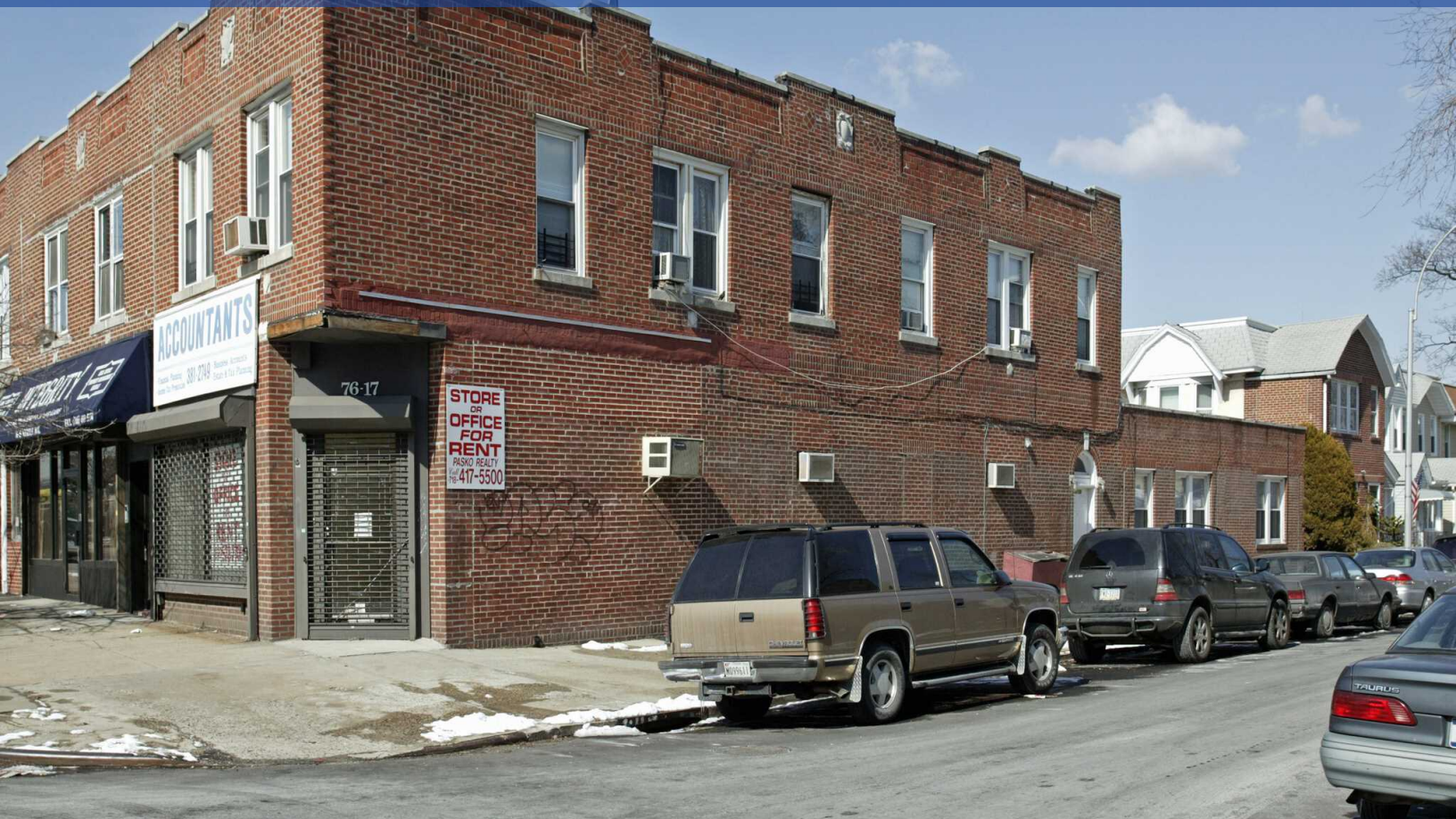


Price: \$1,770,149

76-17 Myrtle Ave Ridgewood

76-17 Myrtle Avenue | Queens, NY 11385



Property Highlights

- Cash flow property
- 100% Occupied
- Perfect for 1031 Exchange
- Tenants pays electric & gas
- 6..5% Cap

Prepared By

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SECTION I

Property Details



PROPERTY SUMMARY

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385

04



Property Summary

Property Overview

Cash flow mint condition mixed use 3-family with store front commercial space. Tenants pays electric & gas

Location Overview

Ridgewood Queens section. Nearby train: M. Nearby Bus: Q55. Nearby Highway: Jackie Robinson Pkwy.

INVESTMENT DETAILS

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385

05

Analysis

Analysis Date

September 2022

Property

Property Type	Mixed-Use
Property	76-17 Myrtle Ave Ridgewood
Address	76-17 Myrtle Avenue
City, State	Queens, NY 11385
Year Built	1938

Purchase Information

Purchase Price	\$1,770,149
Tenants	4
Total Rentable SF	3,300
Lot Size	1,973 sf

Income & Expense

Gross Operating Income	\$128,724
Monthly GOI	\$10,727
Total Annual Expenses	(\$13,665)
Monthly Expenses	(\$1,139)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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PROPERTY DESCRIPTION

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385

06



Cash flow mint condition mixed use 3-family with store front commercial space. Tenants pays electric & gas

SECTION II

Photos



PROPERTY PHOTOS

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385

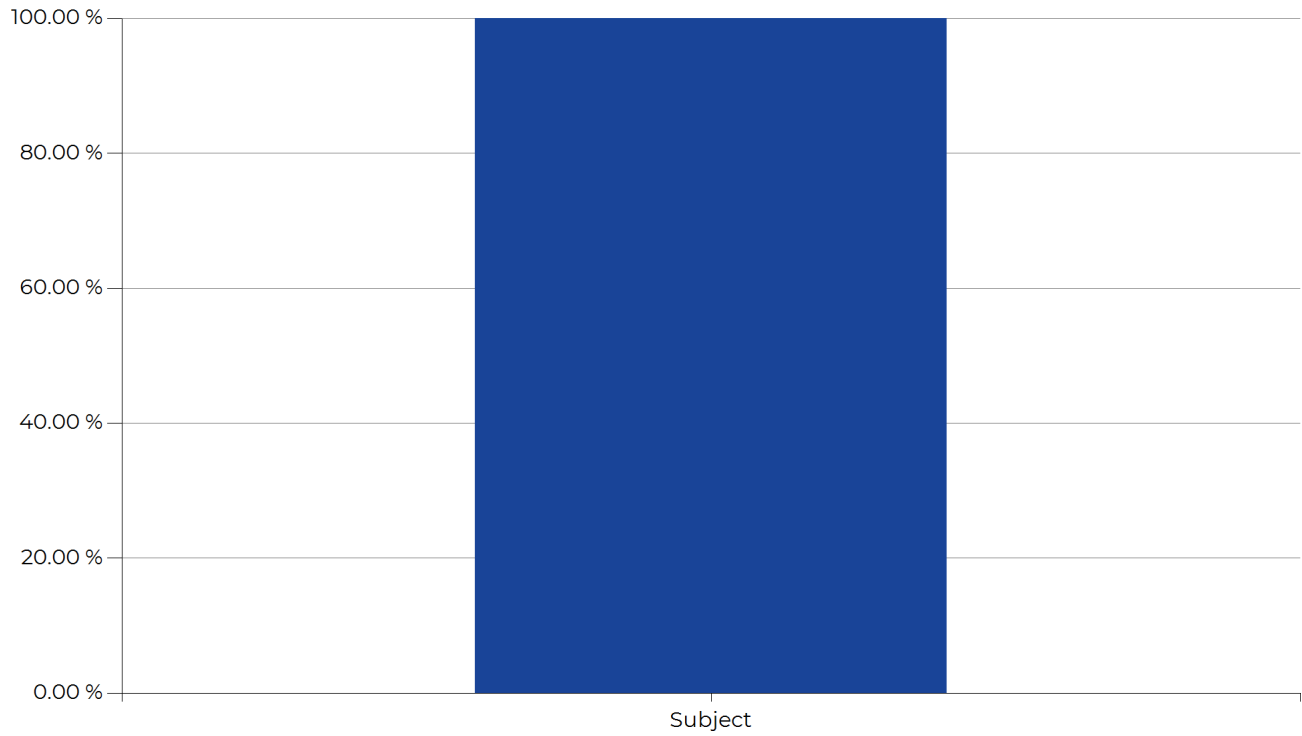


SECTION III

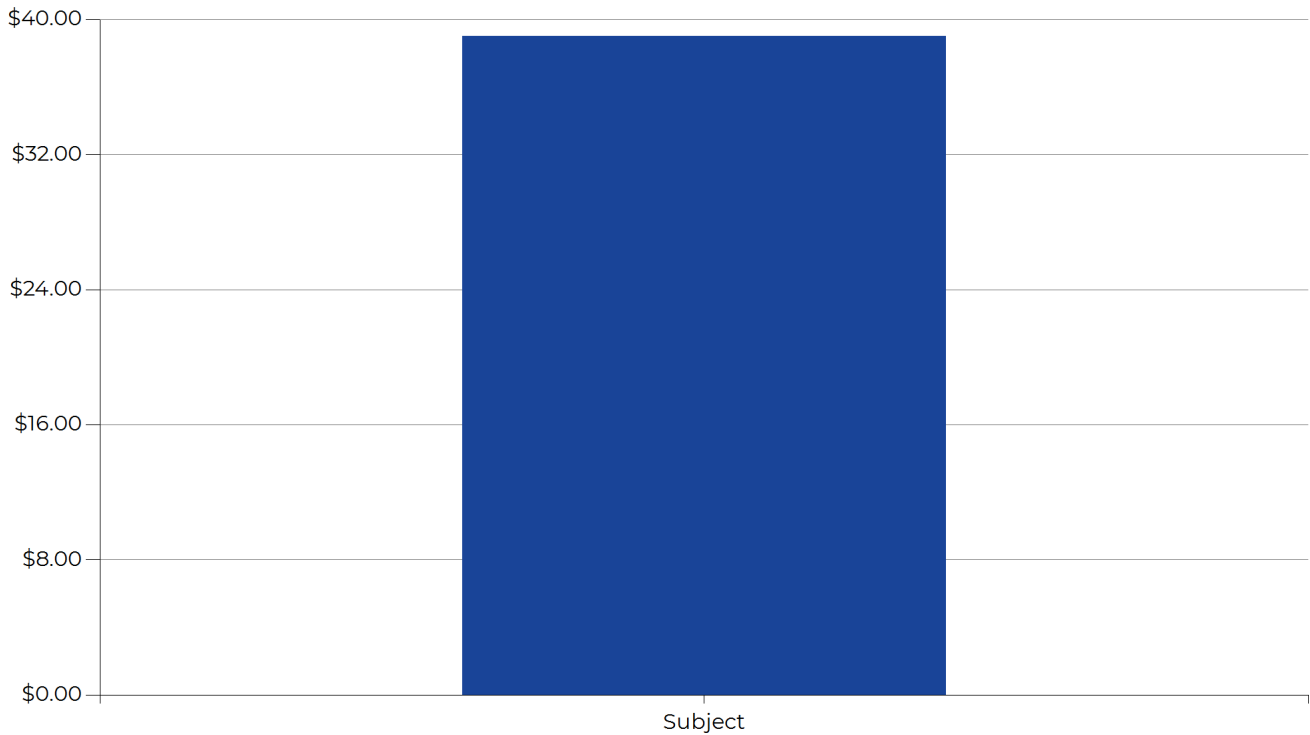
Comparables



Occupancy



Average Rent per SF



RENT COMPARABLES

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385

S

Avg	\$39.01
Range/RSF	
RSF	3,300
Occupancy	100%
Tenants	4
Year Built	1938

76-17 Myrtle Ave Ridgewood

76-17 Myrtle Avenue, Queens, NY 11385

RENT COMPARABLES

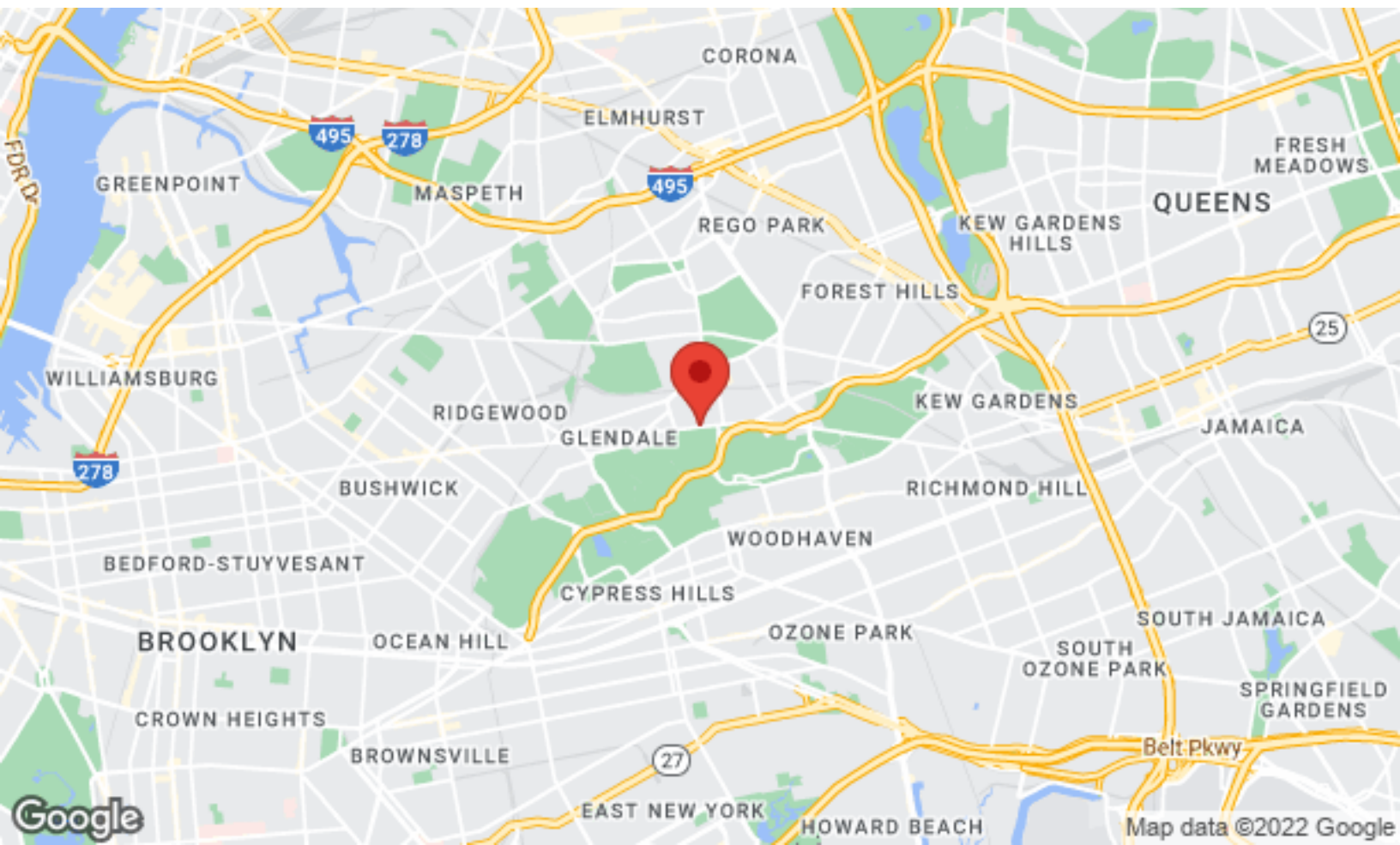
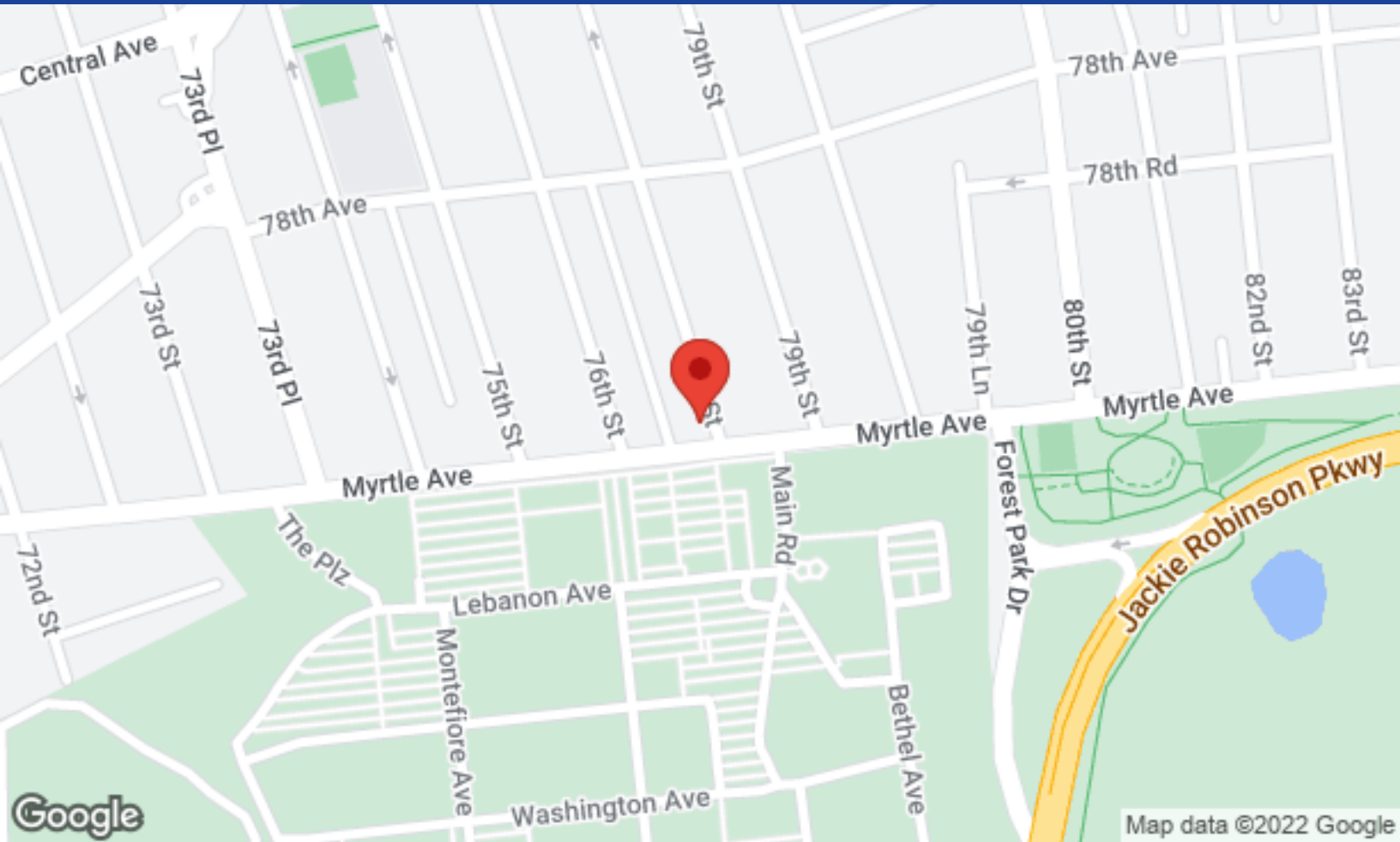
76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385



S 76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue
Queens, NY, 11385

LOCATION MAPS

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385



BUSINESS MAP

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385



NYSC New York Sports Clubs - Glendale

GRUBHUB Family Farm Supermarket

Triumph Gymnastics

TJX T.J. Maxx

The Shops at Atlas Park

Starbucks

Cross County Center

Foot Locker

GUAMAN LAUNDROMAT INC

Trattoria Bambino's Pizza

Craft Masters Barber Shop - Kids Barber and Blowout Hair Treatment in Flushing NY

The Corner Deli Grill Inc.

Myrtle Meds, Inc. | Pharmacy

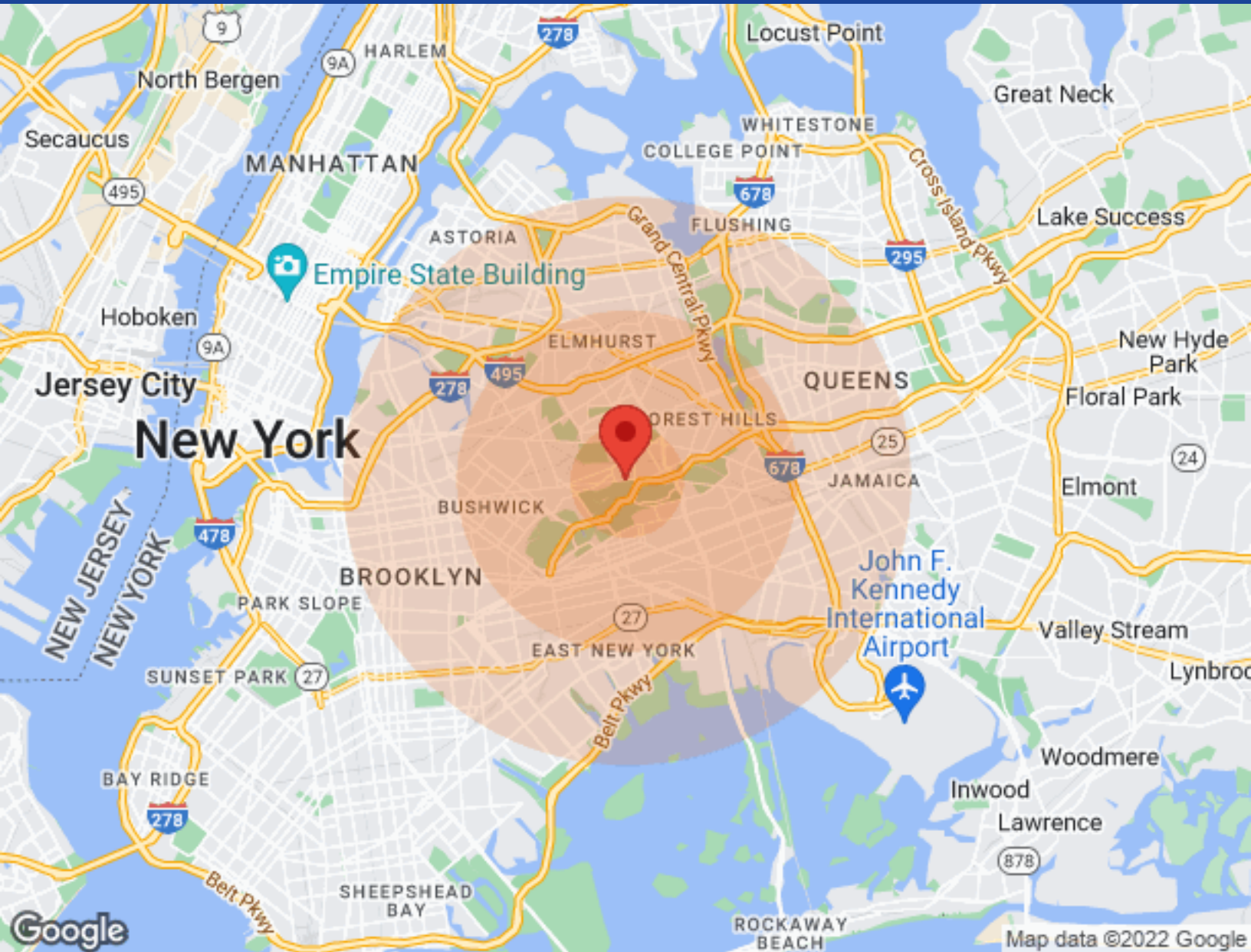
J&J Sport Pro

Finally My Salon Hair Studio

75 St-Elderts Lane

DEMOGRAPHICS

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385



Population	1 Mile	3 Miles	5 Miles
Male	24,751	478,445	1,237,749
Female	26,892	501,008	1,301,526
Total Population	51,643	979,453	2,539,275
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	9,339	190,649	486,999
Ages 15-24	5,965	119,096	307,799
Ages 55-64	6,394	113,151	289,744
Ages 65+	8,356	139,350	359,142
Race	1 Mile	3 Miles	5 Miles
White	36,758	389,138	882,827
Black	1,548	178,924	708,923
Am In/AK Nat	135	3,820	8,894
Hawaiian	N/A	106	246
Hispanic	19,410	408,523	871,592
Multi-Racial	20,714	495,138	1,060,098

Income	1 Mile	3 Miles	5 Miles
Median	\$53,449	\$48,818	\$48,249
< \$15,000	2,207	53,469	154,581
\$15,000-\$24,999	1,898	37,296	101,599
\$25,000-\$34,999	1,727	35,507	95,119
\$35,000-\$49,999	2,669	49,859	127,739
\$50,000-\$74,999	3,808	64,308	163,534
\$75,000-\$99,999	2,230	40,354	101,326
\$10,000-\$149,999	2,672	36,811	92,008
\$150,000-\$199,999	921	13,032	30,914
> \$200,000	598	8,362	21,005

Housing	1 Mile	3 Miles	5 Miles
Total Units	20,225	367,987	975,580
Occupied	19,028	342,839	904,374
Owner Occupied	8,619	119,492	271,166
Renter Occupied	10,409	223,347	633,208
Vacant	1,197	25,148	71,206

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INVESTMENT RETURN ANALYSIS

76-17 Myrtle Ave Ridgewood
76-17 Myrtle Avenue | Queens, NY 11385

Description Year Ending	Year 1 08/2023	Year 2 08/2024	Year 3 08/2025	Year 4 08/2026	Year 5 08/2027
Cash Flow - To Date	\$115,059	\$230,119	\$345,178	\$460,238	\$575,297
Net Resale Proceeds	\$2,492,307	\$2,492,307	\$2,492,307	\$2,492,307	\$2,492,307
Invested Capital	\$0	\$0	\$0	\$0	\$0
Net Return on Investment	\$2,607,366	\$2,722,426	\$2,837,485	\$2,952,545	\$3,067,604
Before Tax Calculations					
PV (NOI + reversion)	\$2,607,366	\$2,722,426	\$2,837,485	\$2,952,545	\$3,067,604
After Tax Calculations					
IRR	N/A	N/A	N/A	N/A	N/A
Modified IRR	N/A	N/A	N/A	N/A	N/A
NPV	\$2,607,366	\$2,722,426	\$2,837,485	\$2,952,545	\$3,067,604