

**6820 Jay Ave - Maspeth - Queens  
Multi Family & Commercial Property**



<b>Asking Price</b>	<b>\$1,595,000</b>	<b>Approx Cap Rate</b>	<b>5.74%</b>
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**Rent Roll**

Unit	Bedrooms	Floor	Rent	Notes
1A	1	1	\$1,300	Electric included
1B	1	1	\$1,600	Electric included, 2 parking spots
2A	1 w/loft	2	\$1,100	Electric included
2B	2	2	\$1,700	Electric included
2J	2	2	\$1,700	Pays own electric
Bar	N/A	1	\$3,100	Pays own electric and water
<b>Monthly Total</b>			<b>\$10,500</b>	
<b>Yearly Total</b>			<b>\$126,000</b>	

**Approximate Expenses**

Taxes	\$7,455
Gas	\$800
Electric	\$2,000
Heating Oil	\$7,500
Water	\$3,300
Insurance	\$8,552
Maintenance Person	\$4,800
<b>Yearly Total</b>	<b>\$34,407</b>