

64-24 Madison St, Ridgewood NY 11385

Price: \$1,438,000.00 Cap rate: 7.46% Projected cap: 8.84%

Income-producing, legal six-family brick house. Rent-stabilized. Four apartments vacant.
Excellent Prime Ridgewood location. Situated next to Fresh Pond Road M-train station.

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|------------|-----------|-----------|----------|--------------|-------|---------------|----------|----------------------|-----|------------------------|-------------|
| Bldg size: | 28.5'x68' | Lot size: | 32'x100' | Sqf: | 5,814 | Price/sqf: | \$247.33 | Unused FAR in sf: | 576 | GRM: | 9.942728047 |
| Zoning: | R6B | Built: | 1930 | Roof height: | 34' | Ground elev.: | 110' | Av. unit size in sf: | 909 | Average rent per unit: | \$2,008.73 |

| | Registered rent: | Expires: | Proforma rent: | Legal from April 2025: | Annual income: | Projected: | Annual expenses: | Net income: | Projected net: |
|--------------|--------------------|-------------|--------------------|------------------------------|---------------------|---------------------|---------------------|---------------------|------------------|
| TOTAL | \$12,052.36 | | \$13,710.32 | \$8,317.62 | \$144,628.31 | \$164,523.88 | -\$37,419.20 | \$107,209.11 | \$127,105 |
| 1L | \$1,943.25 | 8/31/26 | \$2,030.70 | \$1,943.25 | vacant | | Tax 25/26 | -\$20,445.00 | -\$1,703.75 |
| 1R | \$1,567.06 | 2/28/26 | \$1,637.58 | \$1,567.01 | vacant | | Electric | -\$992.82 | |
| 2L | \$3,500.00 | * | \$3,500.00 | | vacant | | Gas | -\$4,252.66 | |
| 2R | \$1,434.51 | m 11/30/27 | \$1,434.51 | \$1,369.87 | | | Water | -\$5,451.86 | |
| 3L | \$2,155.00 | lo 06/30/27 | \$2,155.00 | \$2,047.50 | | | Insurance | -\$6,276.86 | |
| 3R | \$1,452.54 | ** 6/30/25 | \$1,452.54 | \$1,389.99 | vacant | | | | |
| Storage | | | \$1,500.00 | | | | | | |
| Storage | | *first rent | | **includes two year increase | | | | | |

Prepared by Peter Nowik, NYS Licenced Real Estate Sales Person of Trademarko Realty Inc. Income and expense provided without a warranty of any kind. Trademarko disclaims any warranty including, without limitation, satisfactory or accuracy information. However, deem reliable.

LINK TO 3D TOUR: <https://my.matterport.com/show/?m=Yz1SWXmJgTR>
LINK TO A VIDEO TOUR: <https://youtu.be/DRRzJF2soQQ?si=8R6O7MU-H5lgVUBU>



