

# 992 Bay Street

## Staten Island, NY 10305

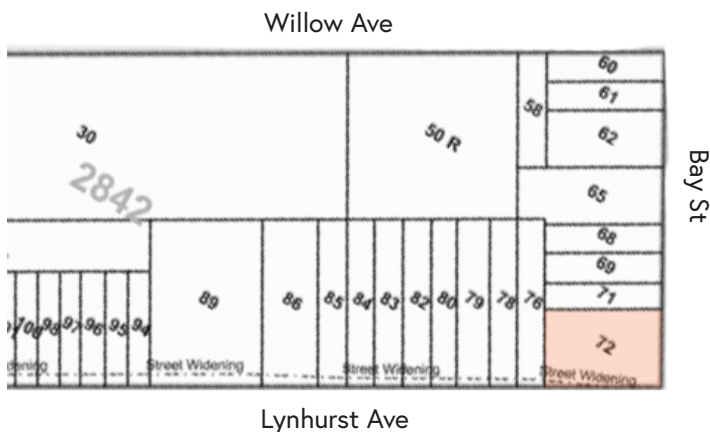
**SUBMIT ALL OFFERS IN WRITING**

ROSEBANK MIXED-USE BUILDING FOR SALE

### Property Highlights

- Cash-flowing mixed-use building with upside potential
- 1 block away from Clifton bus station, S81 bus route and close to St. George Ferry Terminal
- Stable neighborhood with proximity to Wagner College, Richmond University Medical Center and many other retail services
- Two-car garage in the back for storage or other potential revenue stream
- High ceilings, a lot of usable space
- Brand new electrical system

### Tax Map



### Property Facts

BLOCK_LOT:	2842_72
LOT DIMENSIONS:	65' x 100'
LOT SF:	6,500 SF*
FLOORS:	3
BUILDING DIMENSIONS:	65' x 45' * (irregular)
BUILDING SF:	5,900 SF *
RESIDENTIAL UNITS:	2
RESIDENTIAL SF:	1,800 SF *
COMMERCIAL UNITS:	1
COMMERCIAL SF:	3,475 SF*
GARAGE UNITS:	1
GARAGE SF:	635 SF *
ZONING:	R3A
BUILDING CLASS:	K4
FAR:	0.60
ASSESSMENT (18/19):	\$261,450
TAXES (18/19):	\$24,678.40

\* Approximately

For Further Information, Please Contact Exclusive Sales Team:

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All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective purchaser/tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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## Projected Rent Roll

UNIT	STATUS	BR	SF	PPSF	MONTHLY RENT	ANNUAL RENT
Antenna	Leased (Verizon)	N/A	N/A	N/A	\$500	\$6,000
Two-car Garage	Vacant	N/A	700	\$7	\$400	\$4,800
Commercial	Vacant	N/A	3200	\$19	\$5,000	\$60,000
Apartment 1	Vacant	2	1000	\$26	\$2,200	\$26,400
Apartment 2	MTM	2	1000	\$26	\$2,200	\$26,400
<b>Total:</b>			<b>5,900</b>		<b>\$10,300</b>	<b>\$123,600</b>

## Expenses

### PROJECTED REVENUE

Antenna Income	\$6,000
Garage Income	\$4,800
Commercial Income	\$60,000
Residential Income	\$52,800
Gross Annual Income	\$123,600
Vacancy & Collection Loss (3%)	\$3,708
Effective Gross Income (EGI)	\$119,892

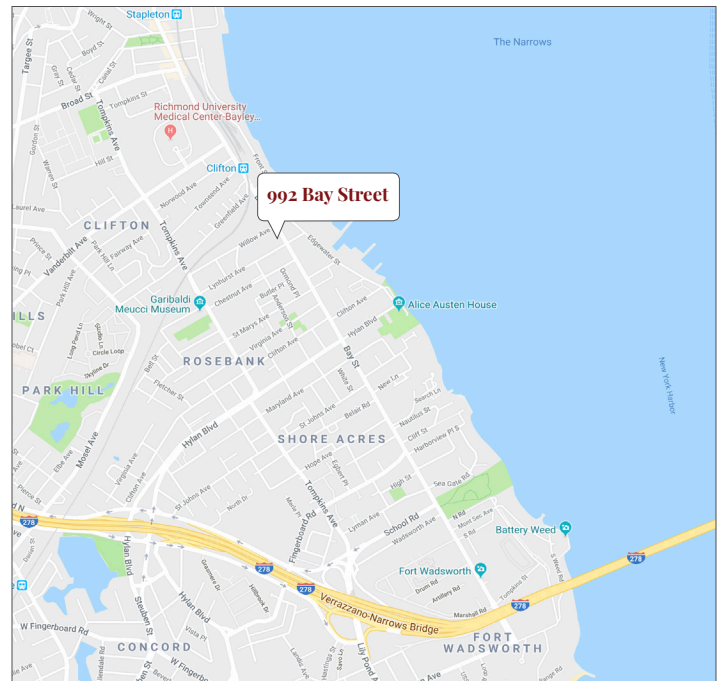
### PROJECTED EXPENSES

Real Estate Taxes (17/18)	\$24,679
Water/Sewer (\$900 PerResi Unit)	\$1,800
Insurance (\$1.00 PerSF)	\$1,800
Heat (\$1.35 Per Resi/Comm SF)	\$7,121
Electric (0.25 PerSF)	\$1,318
Repairs & Maintenance (3% of EGI)	\$3,597
Management (3% of EGI)	\$3,597
Total Expenses	\$48,012

### SUMMARY

Effective Gross Income (EGI)	\$123,600
Less Expenses	\$48,012
Projected Net Operating Income (NOI)	\$75,588

## Location Map



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