

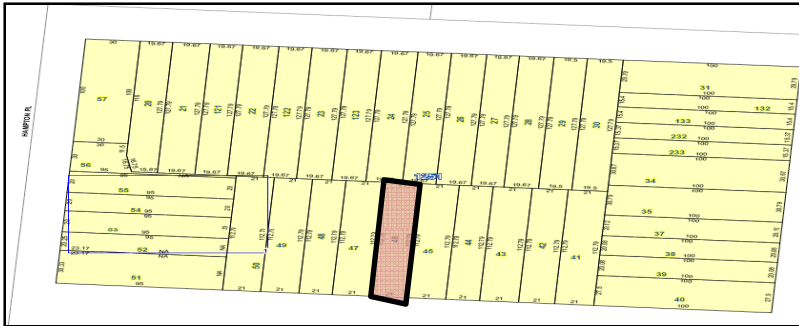
1153 St. John's Place

Crown Heights, Brooklyn, NY 11213

Multi-Family Building



Location: Between Kingston Ave & Albany Ave
Block: 1251
Lot: 46
Lot Size: 21' x 112' (Approx.)
Lot SF: 2,368 (Approx.)
Bldg Size: 21' x 79' (Approx.)
Bldg SF: 5,506 (Approx.)
Zoning: R6
F.A.R.: 2.43
Air Rights: 248 sq. ft.
Assessment: \$53,922 (09/10)
Taxes: \$7,038 (09/10)



Description:

- 4 Story Walk-Up Multi-Family Building
- 7 Rent Stabilized apartments, consisting of:
 - 6 one bedroom units
 - 1 three bedroom unit (4th floor)
- Opportunity for the owner/operator and investor
- All units recently updated plumbing, appliances, & electric
- Walking distance to subway (3/4) & bus (B45, B46)

Revenue Analysis (As of 10/2009)		
	Actual	Registered
Gross Annual Income	\$69,480	\$80,988
Avg Rent Per Apt	\$827	\$964

Expenses	
Real Estate Taxes (09-10)	\$ 7,038
Water/ Sewer	\$ 4,000
Insurance	\$ 2,700
Heat	\$ 4,800
Electric (Common Areas)	\$ 1,377
Repairs & Maintenance (3%)	\$ 2,084
Management (3%)	\$ 2,084
Vacancy & Collection (3%)	\$ 2,084
Total Expenses	\$ 26,168

Summary	
Gross Annual Income:	\$ 69,480
Less Expenses:	\$ 26,168
Net Operating Income:	\$ 43,312

Sale Price: \$600,000

For Further Information, Please Contact Exclusive Sales Team:

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