

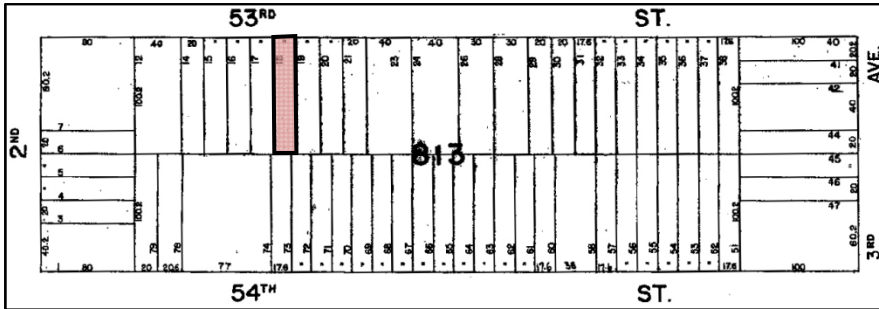
228 53rd Street

Sunset Park, Brooklyn, NY 11220

Multi-Family Building



Location: Between 2nd & 3rd Ave
 Block: 813
 Lot: 18
 Lot Size: 20' x 100' (Approx.)
 Lot SF: 2,003 (Approx.)
 Bldg Size: 20' x 72' (Approx.)
 Bldg SF: 4,320 (Approx.)
 Zoning: M1-2D
 F.A.R.: 2.00
 Air Rights: None
 Assessment: \$47,539 (09/10)
 Taxes: \$6,205 (09/10)



Description:

- 3 Story Walk-Up Multi-Family Building
- 6 two bedroom apartment units
- Opportunity for the owner/operator and investor
- All units recently updated plumbing, appliances, & electric
- Walking distance to subway (N/R) & bus (B11, X27, X37)
- 3 blocks from planned Waterfront Park at Bush Terminal

Revenue Analysis (As of 8/2009)	
Gross Monthly Income	\$5,950
Avg Rent Per Apartment	\$992

Sale Price: \$850,000

Expenses	
Real Estate Taxes (09-10)	\$ 6,205
Water/ Sewer	\$ 1,512
Insurance	\$ 2,400
Heat	\$ 4,320
Electric (Common Areas)	\$ 1,080
Repairs & Maintenance (3%) (approx.)	\$ 2,142
Management (3%) (approx.)	\$ -
Vacancy & Collection (3%) (approx.)	\$ 2,142
Total Expenses	\$ 19,801

Summary	
Gross Annual Income:	\$ 71,400
Less Expenses:	\$ 19,801
Net Operating Income:	\$ 51,599

For Further Information, Please Contact Exclusive Sales Team:

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