SIX-FAMILY INVESTMENT DEAL • POTENTIAL CAP RATE 6.3% • BUSHWICK



RENT ROLL

UNITS	ACTUAL	POTENTIAL	BEDS	
APT 1F	\$ 4,525.00	\$ 4,800.00	5 BED DUPLEX	
APT 1R	\$ 3,450.00	\$ 4,000.00	3 BED DUPLEX	
APT 2F	\$ 2,850.00	\$ 3,300.00	3 BED/1 BATH	
APT 2R	\$ 2,400.00	\$ 2,800.00	2 BED/1 BATH	
APT 3F	\$ 2,950.00	\$ 3,300.00	3 BED/1 BATH	
APT 3R	\$ 1,900.00	\$ 2,800.00	2 BED/1 BATH	

Actual Gross Annual Income \$ 216,900.00 Potential Gross Annual Income \$ 252,000.00

EVERGREEN

REALTY & INVESTMENTS

EXPENSES	ACTUAL
Real Estate Taxes:	\$ 12,000.00
Insurance:	\$ 4,300.00
Electric	\$ 500.00

TOTAL ANNUAL EXPENSES: \$ 16,800.00

INCOME	ACTUAL	POTENTIAL
Gross Annual Income:	\$ 216,900.00	\$ 252,000.00
Less Total Expenses:	\$ 16,800.00	\$ 16,800.00
NET OPERATING INCOME:	\$ 200,100.00	\$ 235,200.00

483 EVERGREEN AVENUE

LOCATED BETWEEN MADISON STREET AND WOODBINE STREET

This three-story newly renovated corner residential building in prime Bushwick consists of six apartments. Four apartments have three bedrooms and the other two apartments have two bedrooms. At 4,260 SF, the building measures 20' x 63' and sits on a 1,815 SF lot measuring 20.17' x 90.' It has the potential to produce a gross annual income of approximately \$331,200.00 with a 6.3% potential cap rate. Tenants pay for all utilities: hot and cold water, sewer, heat and electric. The building is located in a busy area with shopping and other conveniences. It is a short walk to the J and Z trains at the Gates Avenue station, and steps from multiple bus lines.

\$3,750,000

LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY PHONE : 646.373.7944 E- MAIL : <u>DANIEL@EVRGREALTY.COM</u>

BLOCK/LOT	03359-0001	
LOT DIMENSION	20.17' X 90'	
LOT SF	1,815	
STORIES	3	
UNITS	5	
YEAR BUILT	1931	
ZONING	R6	
BUILDING DIMENSIONS	20' X 63'	
BUILDING SF	4,260	
FAR	RES - 2.43 / FAC - 4.8	
ACTUAL CAP RATE	5.3%	
POTENTIAL CAP RATE	6.3%	

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