

FREE MARKET BUILDING IN EAST WILLIAMSBURG • 10 RENOVATED RESIDENTIAL UNITS



98 MOORE STREET
 GRAHAM AVENUE AND HUMBOLDT STREET

- All Free Market apartments
- 10 residential units
- Building dimensions: 25' x 100', approximately 7,500 sq. ft.
- Lot size: 25' x 100', approximately 2,500 sq. ft.
- All units renovated
- Well-maintained building in East Williamsburg
- Gross income: \$459,600
- Actual cap rate: 6.16%

\$5,950,000

LICENSED BROKER & PRINCIPAL

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RENT ROLL

UNITS	ACTUAL
1A	\$4,000.00
1B	\$4,000.00
1C	\$4,000.00
2A	\$4,400.00
2B	\$3,950.00
2C	\$4,000.00
3B	\$3,000.00
3F	\$3,950.00
4B	\$3,500.00
4F	\$3,500.00

Actual Gross Annual Income: \$ 459,600.00

EXPENSES	APPROXIMATE
Real Estate Taxes:	\$43,451.00
Insurance:	\$7,500.00
Water/Sewer:	\$6,000.00
Repairs:	\$2,000.00
Electricity:	\$1,200.00
Management	\$13,680.00
Super:	\$3,600.00
Vacancy:	\$14,490.00
Accounting:	\$750.00

TOTAL ANNUAL EXPENSES: \$92,671.00

INCOME	ACTUAL
Gross Annual Income:	\$ 459,600.00
Less Total Expenses:	\$ 92,671.00
NET OPERATING INCOME:	\$ 366,929.00

BLOCK/LOT	03106-0015
LOT SF	2,500
BUILDING DIMENSIONS	25' X 100'
BUILDING SF	7,500
STORIES	4
UNITS	10
YEAR BUILT	1931
FAR	RES 2.43 / FAC 4.8
ACTUAL CAP RATE	6.16%

