PRIME BEDFORD STUYVESANT BRICK BUILDING • REDEVELOPMENT DEAL ZONED R6A• AS IS WITH TENANTS



RENT ROLL

UNITS	ACTUAL		POTENTIAL
1A	\$1,200.00	0	\$2,800.00
1B	\$821.00 (ELDERLY PROGRAM TENANT)	\$2,800.00
2A	\$1,800.00		\$2,800.00
2B	\$1,700.00		\$2,800.00
3A	\$1,550.00		\$2,800.00
3B	\$1,600.00)	\$2,800.00
	nnual Income: Annual Income	\$ 104,052.00	
EXPENSES			
EXPENSES		APPROXIMATE	
Real Estate Tax	es:	\$ 5,380.00	
Insurance:		\$ 3,449.16	
Water/Sewer:		\$ 6,000.00	
Gas:		\$ 2,592.00	
Electric:		\$ 5,100.00	
Management:		\$ 3,600.00	
Maintenance:		\$ 600.00	
TOTAL ANNUA	L EXPENSES:	\$ 26,721.16	
INCOME		ACTUAL	POTENTIAL
INCOME	Gross Annual Income Less Total Expenses		
Gross Annual I		\$ 104,052.00 \$ 26,721.16	\$ 201,600.00 \$ 26,721.16

141 TOMPKINS AVENUE

BETWEEN VERNON AVENUE AND WILLOUGHBY AVENUE

- Mixed-use three-unit building.
- The building is currently set up as a six-family, with units in the front and rear of the property
- Can potentially be converted to a legal 4-unit property with a store
- Potential to have nine units in total using the unused air rights, including two inclusionary housing units and seven free market apartments
- Rent roll of 104k, and month-to-month tenants.
- Legal use includes two apartments and a store.
- Prime Bed-Stuy location, ideal for commuters
- Close proximity to J, M, and Z trains at Myrtle Avenue
- Lot size: 1,740 square feet
- Lot dimensions: 20.42 x 85 feet
- Building dimensions: 20.42 x 40 feet. Total of 2,451 square feet (approx.)
- Five one-bedroom units and a studio.
- Large backyard.
- 4.77 actual cap rate.
- 10.79 potential cap rate.
- Landlord pays for all utilities.
- Delivered "as is" with tenants
- Excellent owner-user opportunity

\$1,620,000

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY PHONE: 646.373.7944 E- MAIL : DANIEL@EVRGREALTY.COM

BLOCK/LOT	01760-0005	
LOT DIMENSION	20.42' x 85'	
LOT SF	1,740	
STORIES	3	
UNITS	6	
YEAR BUILT	1931	
ZONING	R6A, C2-4	
BUILDING DIMENSIONS	20.42' × 40'	
BUILDING SF	2,451	
FAR	RES 3 / FAC 3	
ACTUAL CAP RATE	4.77%	
POTENTIAL CAP RATE	10.79%	

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