

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



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.
- 4.68 actual cap rate.
- 10.59 potential cap rate.
- Landlord pays for all utilities.
- Delivered "as is" with tenants
- Excellent owner-user opportunity

\$1,650,000

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM

RENT ROLL

UNITS	ACTUAL	POTENTIAL
1A	\$1,200.00	\$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

Actual Gross Annual Income: \$ 104,052.00

Potential Gross Annual Income: \$ 201,600.00

EXPENSES	APPROXIMATE
Real Estate Taxes:	\$ 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 ANNUAL EXPENSES: \$ 26,721.16

INCOME	ACTUAL	POTENTIAL
Gross Annual Income	\$ 104,052.00	\$ 201,600.00
Less Total Expenses	\$ 26,721.16	\$ 26,721.16

NET OPERATING INCOME: \$ 77,330.84 \$ 174,878.84

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' x 40'
BUILDING SF	2,451
FAR	RES 3 / FAC 3
ACTUAL CAP RATE	4.68%
POTENTIAL CAP RATE	10.59%