

1043 STERLING PLACE

CROWN HEIGHTS, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



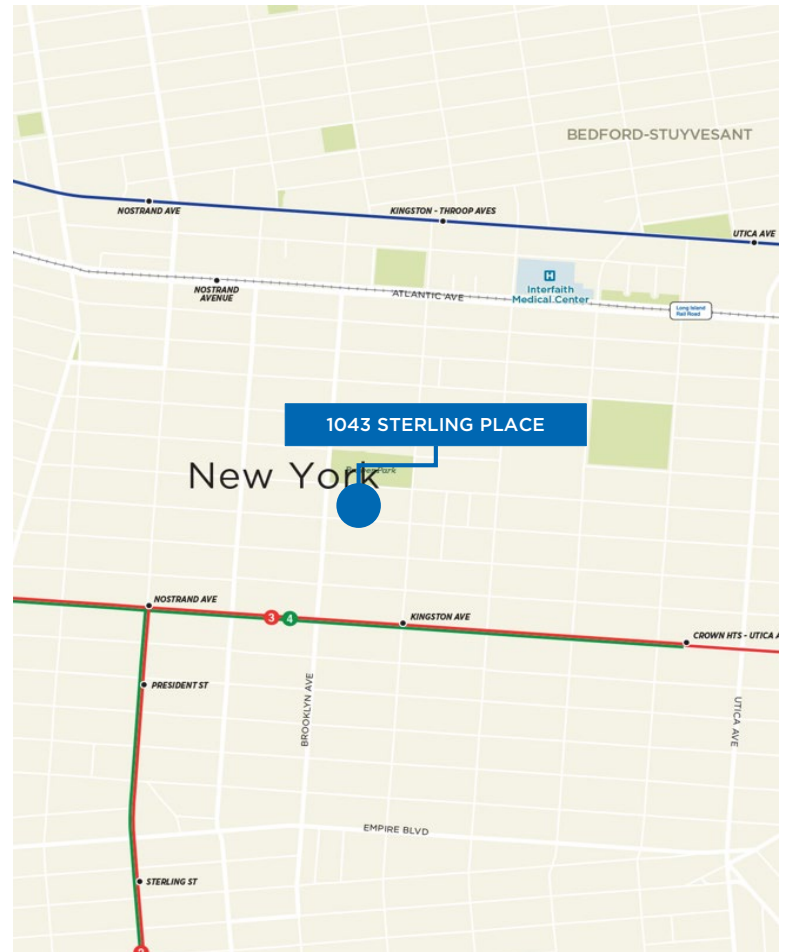
PROPERTY INFORMATION

ADDRESS	1043 Sterling Place
NEIGHBORHOOD	Crown Heights
CROSS STREETS	Brooklyn Ave/Kingston Ave
DESCRIPTION	Multifamily
BLOCK / LOT	1243/68
LOT AREA	5,750 SF
LOT DIMENSIONS	50 ft x 115 ft
BUILDING SIZE	15,820 SF
STORIES	4
BUILDING DIMENSIONS	50 ft x 95 ft
RESIDENTIAL UNITS	17
ZONING	R6
FAR ALLOWED	2.2
TOTAL BUILDABLE	12,650
AVAILABLE AIR RIGHTS	Overbuilt

REAL ESTATE TAX SUMMARY

EXEMPTIONS / ABATEMENTS	None
TAX CLASS	2
TAX RATE	12.502%
2023/2024 FINAL AV	\$640,350
2023/2024 FINAL TAXES	\$80,057

LOCATION OVERVIEW



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RENT ROLL

UNIT	STATUS	BDRM	BATH	LXP	MONTHLY RENT	ANNUAL RENT	NOTES
1A	FM	3	1	04/30/2024	\$2,800	\$33,600	
1B	FM	2	1.5	08/31/2024	\$3,000	\$36,000	Duplex w/backyard
1C	FM	2	1.5	09/30/2024	\$2,900	\$34,800	Duplex w/backyard
1D	RS	2	1	03/31/2026	\$980	\$11,766	
1E	FM	3	2	07/31/2024	\$2,900	\$34,800	Duplex w/backyard
2A	RS	3	1	02/14/2026	\$1,424	\$17,088	
2B	RS	2	1	05/31/2024	\$992	\$11,901	
2C	RS	2	1	08/31/2024	\$728	\$8,740	
2D	FM	3	2	06/30/2024	\$3,400	\$40,800	
3A	RS	3	1	Vacant	\$1,376	\$16,511	
3B	FM	3	1	05/31/2024	\$3,400	\$40,800	
3C	RS	2	1	06/30/2024	\$727	\$8,727	
3D	RS	3	1	03/31/2023	\$684	\$8,213	
4A	FM	3	1	07/31/2024	\$3,400	\$40,800	
4B	RS	2	1	04/30/2024	\$1,395	\$16,737	
4C	FM	3	2	08/31/2024	\$3,600	\$43,200	
4D	FM	3	2	06/14/2024	\$3,300	\$39,600	
TOTAL:					\$37,007	\$444,083	

EXPENSES

REVENUE

MONTHLY INCOME	\$37,007
ANNUAL INCOME	\$444,083

EXPENSES

REAL ESTATE TAXES	\$80,057	
INSURANCE	\$13,600	
HEAT	\$17,000	
WATER/SEWER	\$17,000	
ELECTRIC	\$4,250	
PAYROLL	\$10,200	
REPAIRS/ MAINTENANCE	3%	\$13,322
MANAGEMENT	5%	\$22,204
VACANCY LOSS	3%	\$13,322
TOTAL:		\$190,956

NET OPERATING INCOME:	\$253,127
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