

566 BALTIC STREET

PARK SLOPE, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



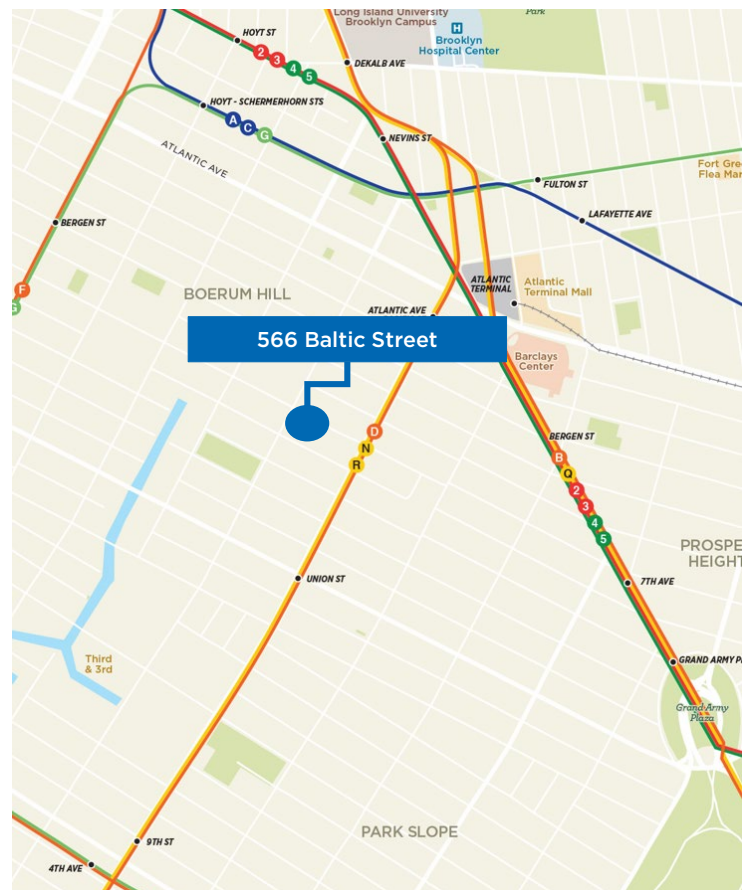
PROPERTY INFORMATION

ADDRESS	566 Baltic Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Park Slope
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	407 / 10
CROSS STREETS	3rd and 4th Avenues
YEAR COMPLETED	1931
LOT DIMENSIONS	27.00' x 100.00'
LOT AREA (SF)	2,700 SF
AS BUILT DIMENSIONS	27.00' x 50.00'
GROSS SF	5,400 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	M1-4/ R6A
MAX FAR	3.00
TOTAL BUILDABLE	8,100 SF
AVAILABLE AIR RIGHTS	2,700 SF

REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.267%
2023/2024 TENTATIVE AV	\$102,401
2023/2024 TENTATIVE TAXES	\$12,562

LOCATION OVERVIEW



ADAM HESS
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MERIDIAN
INVESTMENT SALES

566 BALTIC STREET

PARK SLOPE, BROOKLYN

RENT ROLL

UNIT	LAYOUT	STATUS	NET SF	LEGAL RENT	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/1BA	FM	750		\$2,700		\$2,700	\$32,400	6/30/2023
1R	2BR/1BA	FM	750		\$2,900		\$2,900	\$34,800	1/20/2023
2L	2BR/1BA	FM	750		\$2,900	(\$242)	\$2,658	\$31,901	2/28/2023
2R	2BR/1BA	RS	750	\$1,033	\$1,033		\$1,033	\$12,400	5/31/2023
3L	2BR/1BA	FM	750		\$3,150		\$3,150	\$37,800	10/31/2023
3R	2BR/1BA	FM	750		\$3,000	(\$250)	\$2,750	\$33,000	8/31/2023
4L	2BR/1BA	FM	750		\$2,750		\$2,750	\$33,000	11/30/2023
4R	2BR/1BA	FM	750		\$3,050		\$3,050	\$36,600	5/31/2023
Total					\$21,483		\$20,992	\$251,900	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$20,990
ANNUAL GROSS INCOME	\$251,880

EXPENSES

REAL ESTATE TAXES (2023 / 2024)	\$12,560	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$4,000	
ELECTRIC	\$2,000	
PAYROLL	\$2,500	
MANAGEMENT/VACANCY	3%	\$7,560
REPAIRS/MAINTENANCE	3%	\$7,560
TOTAL EXPENSES		\$51,580

NET OPERATING INCOME	\$200,300
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568 BALTIC STREET

PARK SLOPE, BROOKLYN

ASKING PRICE:

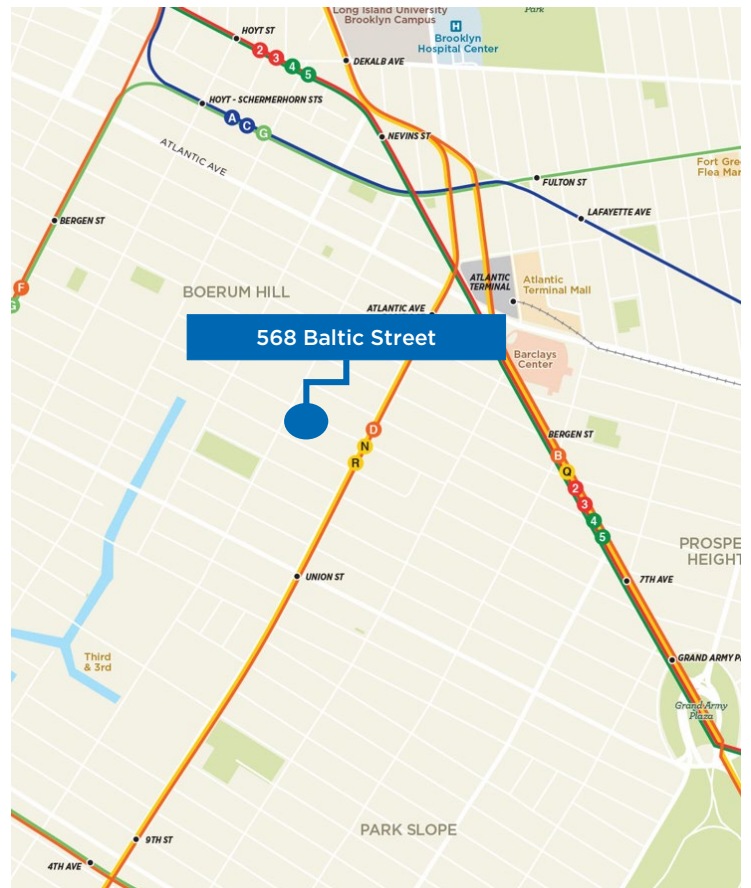
SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	568 Baltic Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Park Slope
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	407 / 11
CROSS STREETS	3rd and 4th Avenues
YEAR COMPLETED	1931
LOT DIMENSIONS	27.00' x 100.00'
LOT AREA (SF)	2,700 SF
AS BUILT DIMENSIONS	27.00' x 50.00'
GROSS SF	5,400 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	M1-4/ R6A
MAX FAR	3.00
TOTAL BUILDABLE	8,100 SF
AVAILABLE AIR RIGHTS	2,700 SF

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.267%
2023/2024 TENTATIVE AV	\$102,401
2023/2024 TENTATIVE TAXES	\$12,562

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PARK SLOPE, BROOKLYN

RENT ROLL

UNIT	LAYOUT	STATUS	NET SF	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/1BA	FM	750	\$2,700		\$2,700	\$32,400	6/30/2023
1R	2BR/1BA	FM	750	\$3,559		\$3,559	\$42,708	9/30/2023
2L	2BR/1BA	FM	750	\$2,900		\$2,900	\$34,800	4/30/2023
2R	2BR/1BA	FM	750	\$3,150		\$3,150	\$37,800	11/30/2023
3L	2BR/1BA	FM	750	\$3,000	(\$125)	\$2,875	\$34,500	7/31/2024
3R	2BR/1BA	FM	750	\$2,700		\$2,700	\$32,400	6/30/2023
4L	2BR/1BA	FM	750	\$3,000		\$3,000	\$36,000	8/31/2023
4R	2BR/1BA	FM	750	\$3,000		\$3,000	\$36,000	8/31/2023
Total				\$24,009		\$23,884	\$286,608	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$23,880
ANNUAL GROSS INCOME	\$286,560

EXPENSES

REAL ESTATE TAXES (2023 / 2024)	\$12,560	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$4,000	
ELECTRIC	\$2,000	
PAYROLL	\$2,500	
MANAGEMENT/VACANCY	3%	\$8,600
REPAIRS/MAINTENANCE	3%	\$8,600
TOTAL EXPENSES		\$53,660

NET OPERATING INCOME	\$232,900
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