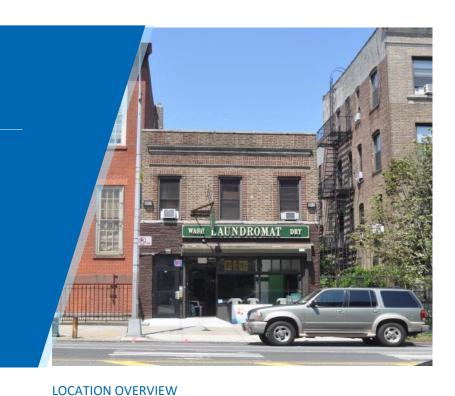
656 VANDERBILT AVENUE

PROSPECT HEIGHTS, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



PROPERTY INFORMATION

| FROFERTT INFORMATION | |
|--------------------------|-----------------------|
| ADDRESS | 656 Vanderbilt Avenue |
| BOROUGH | Brooklyn |
| NEIGHBORHOOD | Prospect Heights |
| DESCRIPTION | Mixed-use Walk-up |
| BLOCK / LOT | 1164 / 56 |
| CROSS STREETS | Park & Sterling Place |
| LANDMARK | NO |
| YEAR BUILT | 1910 |
| LOT DIMENSIONS | 22.00' x 103.50' |
| LOT AREA (SF) | 2,277 SF |
| BUILDING DIMENSIONS | 22.00' x 86.00' |
| GROSS SF | 4,484 SF |
| STORIES | 2 |
| RESIDENTIAL UNITS | 2 |
| COMMERCIAL UNITS | 1 |
| ZONING | R7A |
| TOTAL BUILDABLE | 9,108 SF |
| FAR | 4.00 |
| AIR RIGHTS | 4,624 SF |
| REAL ESTATE TAX SUMMARY | |
| Exemptions or Abatements | None |
| Tax Class | 1 |
| Tax Rate | 20.309% |
| 2023/2024 Tentative AV | \$54,282 |
| | |

718.534.9201 |

Duane Reade Pharmacy Look Good, Feel Good 7 Av M Colmsted T Prospect P Olmsted T Prospect P Grand Army Plaza M Grand Army Plaza M

2023/2024 Tentative Taxes

\$11,024

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PROSPECT HEIGHTS, BROOKLYN

RENT ROLL

| APT# | STATUS | SF | Price/SF | LXP | MONTHLY RENT | ANNUAL RENT |
|-------|------------------|------|----------|-----------|--------------|-------------|
| 2F | FM | 833 | \$ 57 | 7/31/2023 | \$3,950 | \$47,400 |
| 2R | FM | 833 | \$ 58 | 6/30/2023 | \$4,000 | \$48,000 |
| Store | VACANT/PROJECTED | 1665 | \$ 65 | | \$9,000 | \$108,000 |
| Total | | | | | \$16,950 | \$203,400 |

INCOME & EXPENSE SUMMARY

| INCOME | |
|----------------|-----------|
| MONTHLY INCOME | \$16,950 |
| GROSS INCOME | \$203,400 |

| EXPENSES | | |
|---------------------------------|----|-----------|
| REAL ESTATE TAXES (2023 / 2024) | | \$11,024 |
| WATER / SEWER | | \$1,850 |
| FUEL | | \$2,000 |
| INSURANCE | | \$5,000 |
| ELECTRIC | | \$1,000 |
| SUPER | | \$2,400 |
| MANAGEMENT | 4% | \$8,136 |
| REPAIRS/MAINTENANCE | 3% | \$6,102 |
| VACANCY | 3% | \$6,102 |
| TOTAL EXPENSES | | \$43,614 |
| | | |
| NET OPERATING INCOME | | \$159,786 |



656 VANDERBILT AVENUE

PROSPECT HEIGHTS, BROOKLYN

ADAM HESS

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