

1103

CARROLL STREET

BROOKLYN, NY 11225

SALE PRICE

\$5,150,000

SALE METRICS

11,455

Approx SF

8 Apts

of Units

5.35%

Current Cap Rate

15.49x

Current GRM

\$450

Price/SF

\$643,750

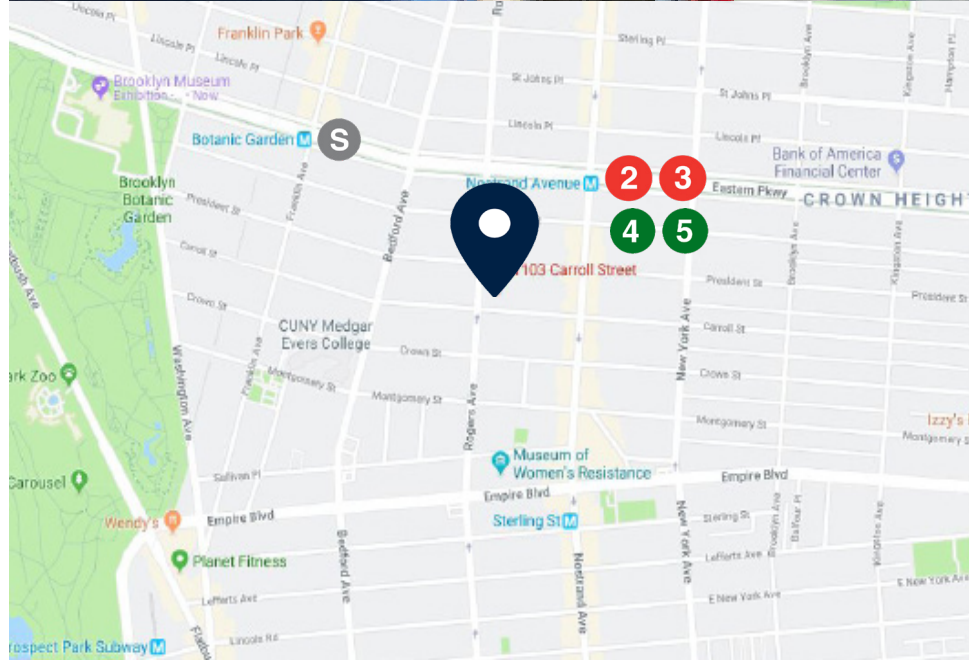
Price/Unit

PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 1103 Carroll Street. The property is located between Rogers Avenue and Nostrand Avenue, in the Crown Heights section of Brooklyn, NY. The property, built 33.33 ft x 86 ft, offers approximately 11,455 square feet and sits on a 33.33 ft x 127.75 ft lot. It features 2 three-bedroom apartments and 6 four-bedroom renovated apartments.

The property is located within walking distance to the 2, 3, 4, 5 and S subway lines, offering quick and easy access to Manhattan. It is also within walking distance to an array of strong retail throughout the neighborhood and is only 3 blocks from Prospect Park. The property provides new ownership with the security and stability of owning a well located and renovated cash flowing asset.

CLOSED



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INCOME & EXPENSES

INCOME

UNIT	BR/BA	RENT	RENT STATUS	AMENTITIES
1A	4/2	\$4,800	FM	Renovated, Backyard
1B	3/1	\$2,006	RS	-
2A	4/2	\$4,200	FM	Renovated
2B	3/1	\$807	RS	-
3A	4/2	\$4,350	FM	Renovated
3B	4/1	\$4,250	FM	Renovated
4A	4/2	\$4,150	FM	Renovated
4B	4/1	\$4,000	FM	Renovated

MONTHLY: \$28,564
ANNUALLY: **\$342,766**

EXPENSES

CURRENT

GROSS OPERATING INCOME:	\$	342,766
VACANCY/COLLECTION LOSS (3%):	\$	(10,283)
EFFECTIVE GROSS INCOME:	\$	332,483
REAL ESTATE TAXES (2B):	\$	(22,920)
WATER AND SEWER:	\$	(4,714)
GAS:	\$	(5,138)
COMMON AREA ELECTRIC:	\$	(1,427)
INSURANCE:	\$	(5,000)
REPAIRS & MAINTENANCE:	\$	(4,000)
PAYROLL:	\$	(4,000)
MANAGEMENT (3%):	\$	(9,975)
TOTAL EXPENSES:	\$	(57,174)

NET OPERATING INCOME: \$ **275,310**