

# 1151

## CARROLL STREET

BROOKLYN, NY 11225

SALE PRICE

# \$3,300,000

### SALE METRICS

14,400

Approx SF

12

# of Units

3.95%

Current Cap Rate

16.95x

Current GRM

\$229

Price/SF

\$275,000

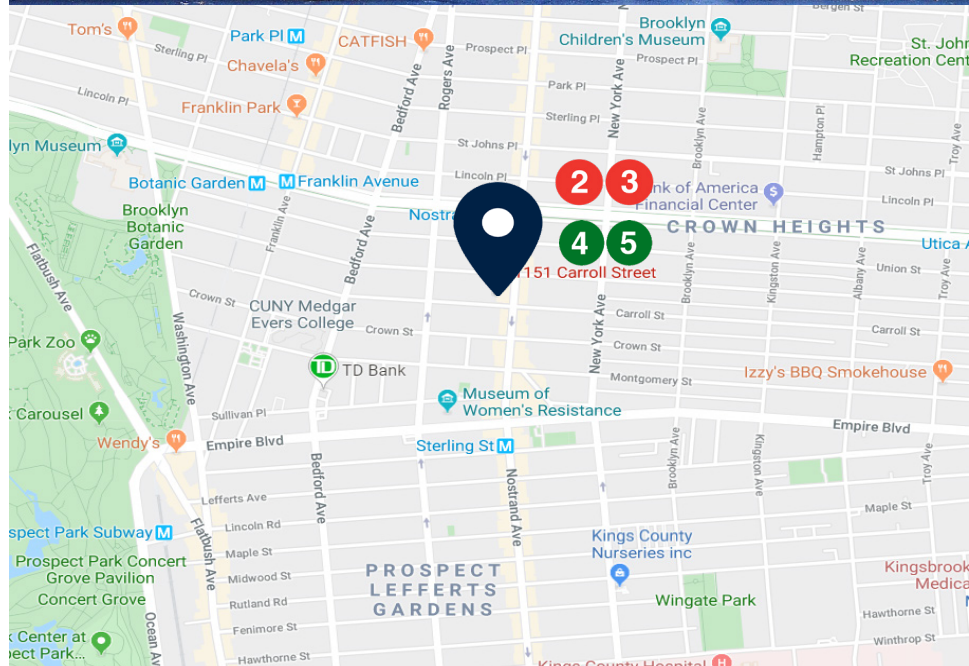
Price/Unit

### PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 1151 Carroll Street located between Rogers and Nostrand Avenue in Crown Heights, Brooklyn. The property is built 40 ft x 90 ft, offering approximately 14,400 square feet. It sits on a 40 ft x 127.75 ft lot and is zoned R6, C1-3. The property features 2 one-bedroom units, 4 two-bedroom units and 6 three-bedroom units.

The property is located near the 2, 3, 4, and 5 subway lines, offering quick and easy access to Manhattan. 1151 Carroll Street is steps from an array of strong retail along Nostrand Avenue and benefits from its proximity to all the amenities Crown Heights has to offer.

CLOSED





## FINANCIAL OVERVIEW

### INCOME

| UNIT | TYPE | CURRENT | COMMENTS |
|------|------|---------|----------|
| 1A   | 1 BR | \$736   | RS       |
| 1B   | 1 BR | \$1,101 | RS       |
| 1C   | 2 BR | \$797   | RS       |
| 2D   | 3 BR | \$1,449 | RS       |
| 2E   | 3 BR | \$3,300 | Vacant   |
| 2F   | 2 BR | \$1,039 | RS       |
| 3G   | 3 BR | \$1,044 | RS       |
| 3H   | 3 BR | \$400   | RC       |
| 3L   | 2 BR | \$1,097 | RS       |
| 4J   | 3 BR | \$1,254 | RS       |
| 4K   | 3 BR | \$3,300 | Vacant   |
| 4L   | 2 BR | \$710   | RS       |

**MONTHLY:** \$16,227  
**ANNUALLY:** \$194,724

### EXPENSES

|                              |           | CURRENT        |
|------------------------------|-----------|----------------|
| GROSS OPERATING INCOME:      | \$        | 194,724        |
| EFFECTIVE GROSS INCOME:      | \$        | 188,882        |
| REAL ESTATE TAXES (2B):      | \$        | (17,508)       |
| FUEL:                        | \$        | (10,000)       |
| WATER AND SEWER:             | \$        | (10,800)       |
| INSURANCE:                   | \$        | (5,400)        |
| COMMON AREA ELECTRIC:        | \$        | (1,200)        |
| REPAIRS & MAINTENANCE:       | \$        | (5,000)        |
| PAYROLL:                     | \$        | (3,000)        |
| MANAGEMENT (3%):             | \$        | (5,666)        |
| TOTAL EXPENSES:              | \$        | (58,574)       |
| <b>NET OPERATING INCOME:</b> | <b>\$</b> | <b>130,308</b> |