# 1283

## NOSTRAND AVENUE

BROOKLYN, NY 11226

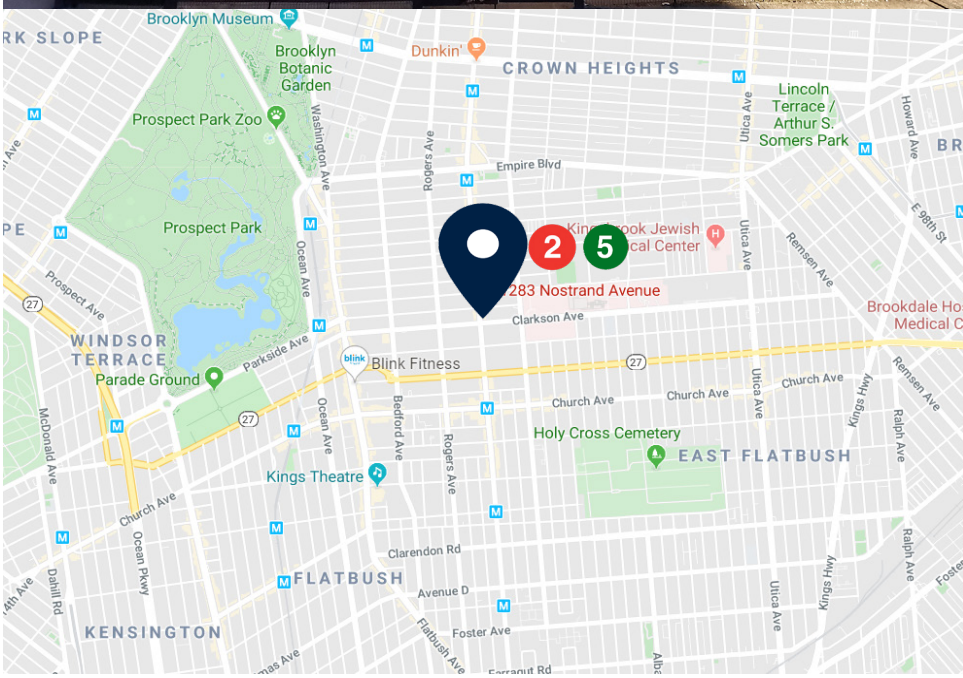
## SALE PRICE

$1,600,000

| SALE METRICS | |
|---|---|
| 4,500<br>Approx SF | 6<br># of Units |
| $356<br>Price/SF | $266,667<br>Price/Unit |
| Delivered Vacant | |

## PROPERTY DESCRIPTION

Bestreich Realty Group (BRG) is pleased to announce the sale of 1283 Nostrand Avenue, located between Parkside and Clarkson Avenue in the Prospect Lefferts Gardens section of Brooklyn. The building is built 25 ft x 60 ft, offering approximately 4,500 square feet. It sits on a 25 ft x 84 ft lot and is zoned R6, C2-3.The property features 6 two-bedroom apartments and was delivered vacant. The property is located within walking distance to the 2 and 5 subway lines, offering quick and easy access to Manhattan.





Derek Bestreich
718.360.8802

Steve Reynolds
718.360.8807

Tom Reynolds
718.360.8817

Brian Underkofler
718.360.8825

BRG
BESTREICH REALTY GROUP

# FINANCIAL OVERVIEW

## INCOME

| UNIT | TYPE | PRO FORMA | COMMENTS |
|---|---|---|---|
| 1L | 2 BR | $2,750 | Vacant \| Backyard |
| 1R | 2 BR | $2,750 | Access |
| 2L | 2 BR | $2,400 | Vacant \| Backyard |
| 2R | 2 BR | $2,400 | Access |
| 3L | 2 BR | $2,400 | Vacant |
| 3R | 2 BR | $2,400 | Vacant |
| 4L | 2 BR | $2,400 | Vacant |
| 4R | 2 BR | $2,400 | Vacant |

| | |
|---|---|
| MONTHLY: | $19,900 |
| **ANNUALLY:** | **$238,800** |

## EXPENSES

| | | **PRO FORMA** |
|---|---|---|
| GROSS OPERATING INCOME: | $ | 238,800 |
| VACANCY/COLLECTION LOSS (3%): | $ | (7,164) |
| EFFECTIVE GROSS INCOME: | $ | 231,636 |
| | | |
| REAL ESTATE TAXES (2B): | $ | (9,544) |
| FUEL: | $ | - |
| WATER AND SEWER: | $ | (7,200) |
| INSURANCE: | $ | (3,600) |
| COMMON AREA ELECTRIC: | $ | (1,000) |
| REPAIRS & MAINTENANCE: | $ | (3,600) |
| PAYROLL: | $ | (2,400) |
| MANAGEMENT (3%): | $ | (6,949) |
| TOTAL EXPENSES: | $ | (34,293) |
| | | |
| **NET OPERATING INCOME:** | **$** | **197,343** |