

568

LAFAYETTE AVENUE

BROOKLYN, NY 11205

SALE PRICE

\$6,000,000

SALE METRICS

8,542

Approx SF

10 Apts

of Units

5.27%

Current Cap Rate

14.59x

Current GRM

\$702

Price/SF

\$600,000

Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT: 01788-0046

NEIGHBORHOOD: Bedford-Stuyvesant

CROSS STREETS: Bedford Ave & Nostrand Ave

PROPERTY DIMENSIONS: 33.16 ft x 48.67 ft

LOT DIMENSIONS: 33.33 ft x 100 ft

OF UNITS: 10 Apts

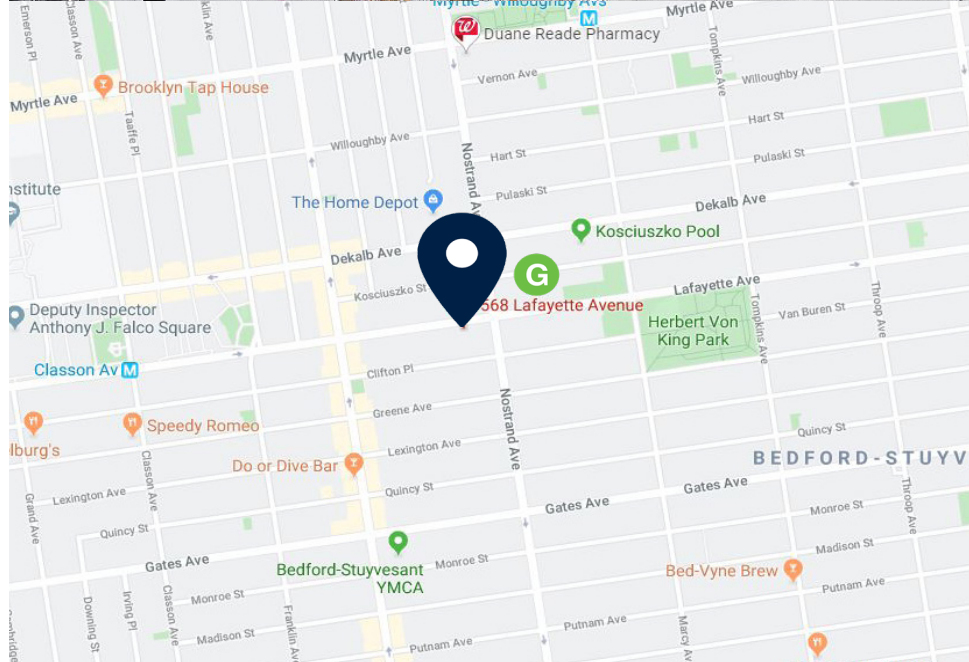
TOTAL SQUARE FOOTAGE: 8,542

ZONING: R6B

FAR: 2.0

TAX CLASS: 2B

CLOSED



Derek Bestreich
718.360.8802

Steve Reynolds
718.360.8807

Tom Reynolds
718.360.8817

Brian Davila
718.360.8849





INCOME & EXPENSES

INCOME

UNIT	TYPE	CURRENT	COMMENTS
1A	3BR / 2.5BA	\$3,600	570 SF Above Grade / 320 SF Basement Free Market Rented
1B	3BR / 3.5BA Duplex	\$4,300	573 SF Above Grade / 400 SF Basement Free Market Rented
2A	3BR / 2BA	\$3,750	Free Market Rented
2B	3BR / 2BA	\$3,600	Free Market Rented
3A	2BR / 1.5BA	\$2,600	Free Market Rented
3B	2BR / 1BA	\$3,000	Free Market Rented
3C	2BR / 1.5BA	\$2,850	Free Market Rented
4A	2BR / 1BA	\$2,600	Free Market Rented
4B	3BR / 2 BA	\$3,875	630 SF / 170 Penthouse Free Market Rented
4C	3BR / 2BA	\$4,000	578 SF / 150 SF Penthouse Free Market Rented
Laundry		\$100	-

MONTHLY: \$34,275
ANNUALLY: \$411,300

EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 411,300
VACANCY/COLLECTION LOSS (3%):	\$ (12,339)
EFFECTIVE GROSS INCOME:	\$ 398,961
REAL ESTATE TAXES (2B):	\$ (47,616)
INSURANCE:	\$ (4,393)
UTILITIES:	\$ (6,518)
REPAIRS & MAINTENANCE:	\$ (10,997)
LEGAL & OTHER FEES:	\$ (1,132)
MANAGEMENT (3%):	\$ (11,969)
TOTAL EXPENSES:	\$ (82,624)

NET OPERATING INCOME: \$ 316,337