

Alan Bernstein Realty Services

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Commercial, Industrial, Investment Properties/Sales, Leasing, Management

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Bedford Stuyvesant 6 Family for Sale

Asking \$505,000

Nice house, good block, stable tenants mean a solid deal for the real estate investor.



Primary address	763 Putnam Ave
Zip	11221
Borough	Brooklyn
Block & lot	01646-0056
Actual land	\$1,853
Assessment	\$41,355

Tax class 2A
Annual tax bill \$5,475
Annual tax bill projected \$5,653
Building SF 5,847
Residential SF 5,847
Lot SF 2,667
Max allowed FAR 2
FAR as built 2.19
Maximum usable floor area 5,334
Usable floor area 5,841
SF over FAR 506
Bldg dimensions 26.67 ft x 70 ft
Stories 3
Res units 6
Has extension No
Has garage No
Year built 1931
Year last altered n/a
Lot dimensions 26.67 ft x 100 ft
Corner lot No
C-of-O Valid
Zoning district R6B
Rent stabilized Yes
Building class Five to Six Families (C2)
E-Designation None
Historic district None
Landmark None
Toxic site on this property No
Neighboring toxic sites No

Unit		Gross Income	\$43,862	Total Op Exp	\$13,369
1-r	\$553.16	Expenses		W \$ S	4246
1-L	644.48	Fuel	6067	Ins	3730
2-R	200.00	Electricity	662	RE Tax	5306
2-L	1069.81	Supplies	1342	Total Exp	\$26,651
3-R	655.99	Painting & Repairs	1912		
3-L	1053.20	Janitor	1450		
		Mngmnt & admin	1250		

