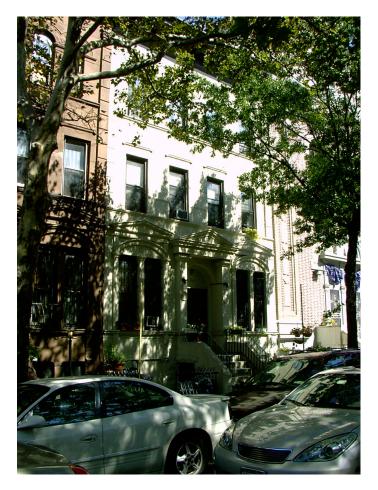
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## Bedford Stuyvesant 6 Family for Sale Asking \$505,000

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                     |  |  |  |
| <b>Residential SF</b>             | 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) |  |  |  |
| <b>E-Designation</b>              | None                      |  |  |  |
| Historic district                 | None                      |  |  |  |
| Landmark                          | None                      |  |  |  |
| Toxic site on this property       |                           |  |  |  |
| 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 &   | 1912     |              |          |
|      |          | Repairs      |          |              |          |
| 3-L  | 1053.20  | Janitor      | 1450     |              |          |
|      |          | Mngmnt &     | 1250     |              |          |
|      |          | admin        |          |              |          |

