

Alan Bernstein Realty Services

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

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ABRS EXCLUSIVE!!

Multi Family for Sale

Asking \$895,000

Great corner location features eight one bedroom units. Building is in solid shape offer an 8% CAP Rate as is with considerable future upside.

Primary Address	157 Stuyvesant Ave
Zip	11221
Borough	Brooklyn
Block & lot	01621-0001
Tax class	2B
Annual tax bill	\$5,522
Annual tax bill projected	\$5,653
Building SF	5,280
Residential SF	5,280
Lot SF	1,650
Max allowed FAR	2.43
FAR as built	3.2
Maximum usable floor area	4,010
Usable floor area	5,280
SF over FAR	1,270
Bldg dimensions	22 ft x 60 ft
Stories	4
Res units	8
Has extension	No
Has garage	No
Year built	1931
Lot dimensions	22 ft x 75 ft
Corner lot	NE
Zoning district	R6





Rent Roll

1F	\$1070
1R	\$1002
2F	\$1002
2R	\$1070
3F	\$1000
3R	\$611
4F	\$1050
<u>4R</u>	<u>\$881</u>

Per Month \$7686 \$92,232/Yr

Expenses

Insurance	\$2100
Heat	\$7000
W & S	\$5700
Supt	\$1800
Maintenance	\$3000
<u>Taxes</u>	<u>\$5700</u>

Per Year \$19000

NOI \$73,232

Cap Rate = 8.18%