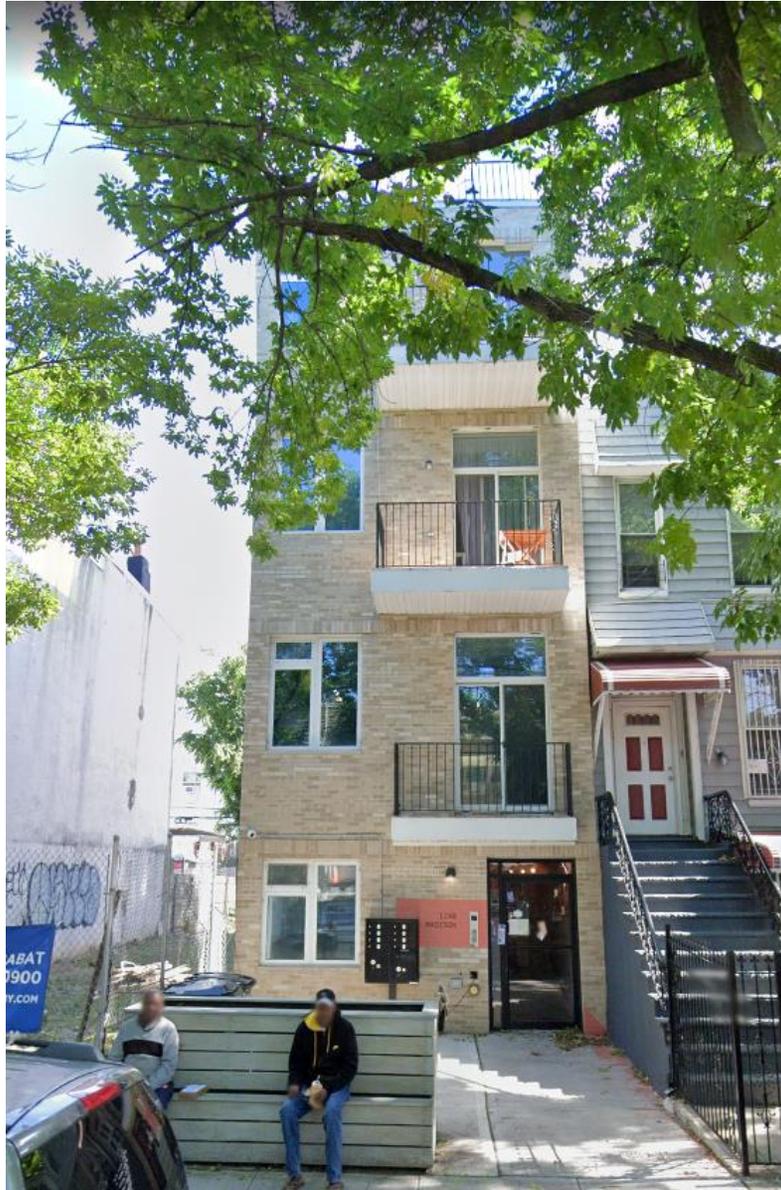


For Sale – Free Market Apartment Building

1240 Madison St, Brooklyn, N.Y. 11221

**Brown
Harris
Stevens** **Bold
Honest
Smart**



PROPERTY DETAILS:

DESCRIPTION:

8 Apartments

1 Studio Duplex, 2 Bathrooms
1 Penthouse – 2 Bedroom, 2 Bath
1 Duplex – 2 Bedroom, 2 Bath
5 – 1 Bedroom, 1 Bath

* All Tenants on 1 Year Leases

LOT SIZE:

1,800 SF

ZONING:

R6

BUILDING SIZE:

5,100± sq. ft.
on 4 stories

SCHOOL DISTRICT:

32

YEAR BUILT:

2019

NET OPERATING INCOME:

\$229,707

SALE PRICE:

Upon Request

For Further Information and Inspection:

DAVID SARGOY

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JOLANTA SAWICKA

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516.203.8144
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Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

RENT ROLL

1240 Madison St, Brooklyn, N.Y. 11221

| <u>Unit</u> | <u>Rent (Monthly)</u> | <u>Type</u> |
|---------------------------|-----------------------|--------------|
| 1 F | \$2,550 | 1 BR, 1 Bath |
| 1 R | \$3,200 | 2 BR, 2 Bath |
| 2 F | \$2,800 | 1 BR, 1 Bath |
| 2 R | \$2,800 | 1 BR, 1 Bath |
| 3 F | \$2,800 | 1 BR, 1 Bath |
| 3 R | \$2,800 | 1 BR, 2 Bath |
| 4 F | \$3,800 | 1 BR, 1 Bath |
| 4 R | \$3,400 | 2 BR, 2 Bath |
| <hr/> | | |
| \$23,150 X 12 = \$277,800 | | |

*All leases are 1 year

FINANCIALS

Revenues: \$277,800/year

Expenses

| | |
|-------------------------|----------------|
| Taxes | \$39,593 |
| Insurance | \$4,500 |
| Water/sewer | \$3,000 |
| <u>Hallway electric</u> | <u>\$1,000</u> |

Total expenses \$48,093

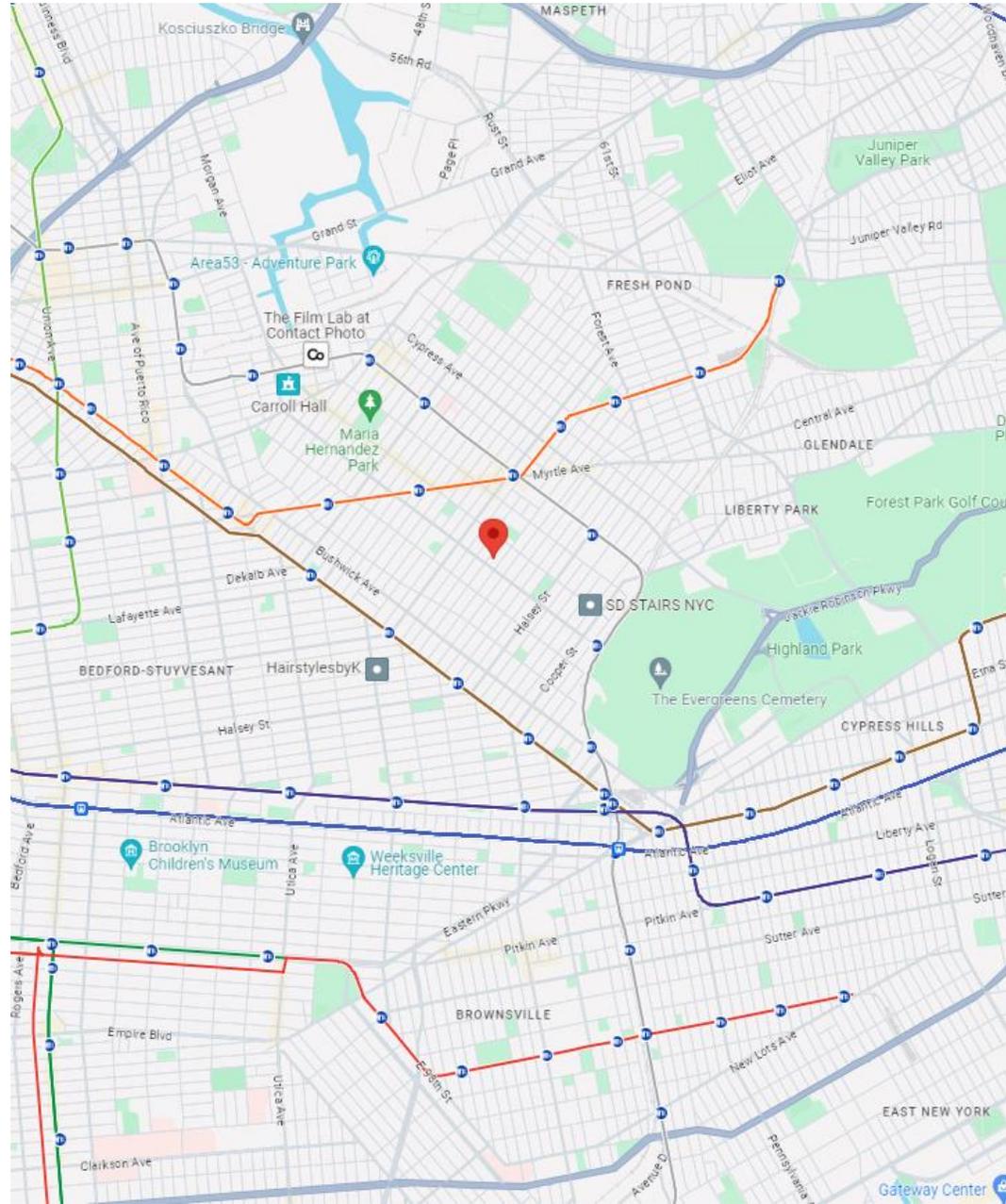
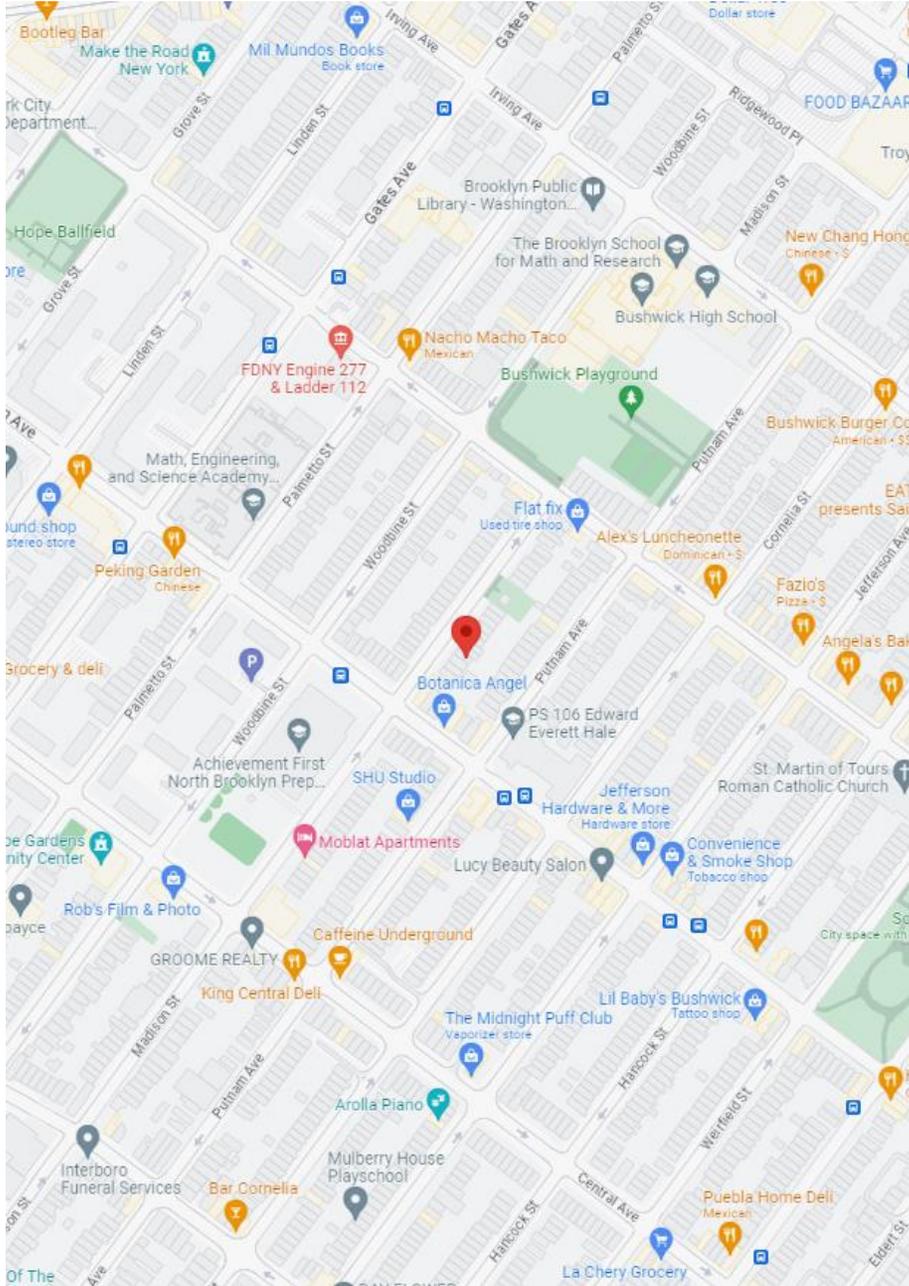
Net Operating Income: \$229,707

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Map View

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