



**WILLIAM-GREEN**  
REAL ESTATE

*Presents*

# The Angie

94 Milton Street Brooklyn, N.Y. 11222



## PROPERTY OVERVIEW

Property sq. ft.	7,500 sq. ft.
Lot Size	25 ft. x 100 ft.
Building size	25 x 75
Zoning	R6B
FAR	3
Maximum BSF	5,000
Number of units	8
Year renovated	2023

### RENT ROLL

Apt #	Current	Rent/Status	#Beds	#Baths
1R	\$7,250	FM	4	3
1L	\$7,250	RS	4	3
2R	\$5,300	FM	2	2
2L	\$5,300	FM	2	2
3R	\$4,800	FM	2	2
3L	\$2,000	RS	2	2
4R	\$5,250	FM	2	2
4L	\$5,250	FM	2	2

Monthly Total: \$42,400  
Annual Total: \$508,800

NOI \$435,076

### Annual Expenses:

Property Taxes:	\$20,369
Payroll	\$5,500
R and M	\$5,000
Electricity:	\$5,000
Utilities	\$6,000
Insurance:	\$6,815
Management	\$15,040
Vacancy	\$10,000
Total:	\$73,724

Cap Rate 5.6%

Asking Price \$7,750,000

Price per Sq. ft. \$1,033

GRM 15.2



