

MUTLIFAMILY / SRO BUILDING 12 UNIT

FOR SALE



12 Unit /SRO building located in Brighton Beach Brooklyn

Revived Residential is pleased to present **3022 Brighton 8th Street**, an income producing 12-unit property located in the heart of Brighton Beach, Brooklyn. Built in 1932, the building sits on a 25' x 60' lot with building dimensions of 21' x 47', totaling approximately 2,961 square feet across two stories plus a finished basement. The property consists of 8 Single Room Occupancy (SRO) units, 2 private rooms, 1 studio, and 1 two-bedroom apartment - collectively generating a gross annual rent roll of \$253,464 with a net income of approximately \$200,200. **This equates to a strong 10.5% capitalization rate, providing investors with reliable cash flow.**

Recent upgrades include a new roof with solar panels, updated plumbing and electrical systems, tile flooring throughout, and a water heater and boiler replaced just three years ago. These capital improvements significantly reduce near-term maintenance costs for a new owner.

Brighton Beach remains one of South Brooklyn's most vibrant neighborhoods, offering convenient access to retail, restaurants, and transit options, including the B and Q subway lines. The property is situated near Ocean View Avenue and Brighton 7th Street, placing it within walking distance to the Brighton Beach boardwalk and Atlantic Ocean.

With its healthy rent roll, major building upgrades, and prime Brighton Beach location, 3022 Brighton 8th Street represents an excellent investment opportunity for buyers seeking a stable, income-producing multifamily asset in Brooklyn.

ASKING PRICE

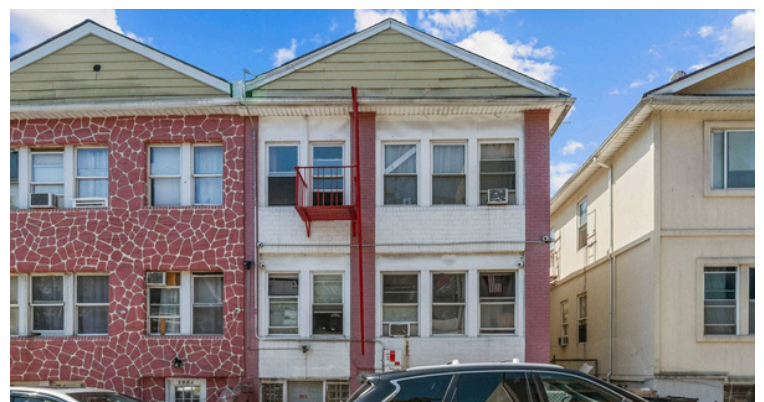
\$1,899,000

PROPERTY INFORMATION

Block / Lot	8677 / 12
Lot Dimensions	25' X 60'
Building Dimensions	21' X 47'
Lot Square Footage	1,500
Zoning	R6
Building GSF	2,961
Stories	2
No. of Units	12

	Dimensions	GSF
Ground Floor	21' X 47'	987
2nd Floor	21' X 47'	987
3 rd Floor	21' X 47'	987
		2,961

Tax Class RE	2
Taxes	\$15,000



FOR MORE INFORMATION OR A COMPLIMENTARY OPINION OF VALUE, PLEASE CONTACT



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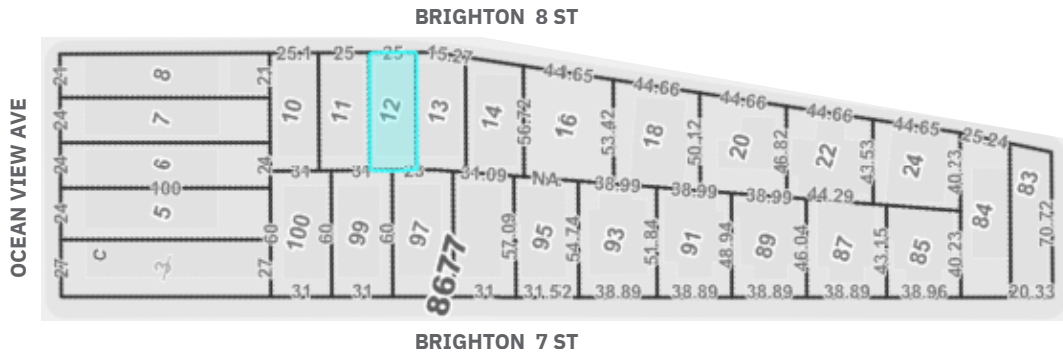
RENT ROLL

Income Breakdown	Unit Type	Monthly Rent
1 APT	2 Bedroom	\$2,600
1 APT	Studio	\$2,000
2 UNITS	SRO	\$1,510
2 UNITS	SRO	\$1,917
4 UNITS	SRO	\$1,967
2 UNITS	Private Room	\$900
Total Monthly Rent		\$21,122.00
Total Annual Rent		\$253,464.00

NET = \$200,200

EXPENSES

Breakdown	Annual
Heat	\$8,500
Electric	\$4,800
Water / Sewer	\$4,800
Insurance	\$10,000
Taxes	\$15,000
Repair	\$7,000
Total Annual Expenses	\$50,100.00



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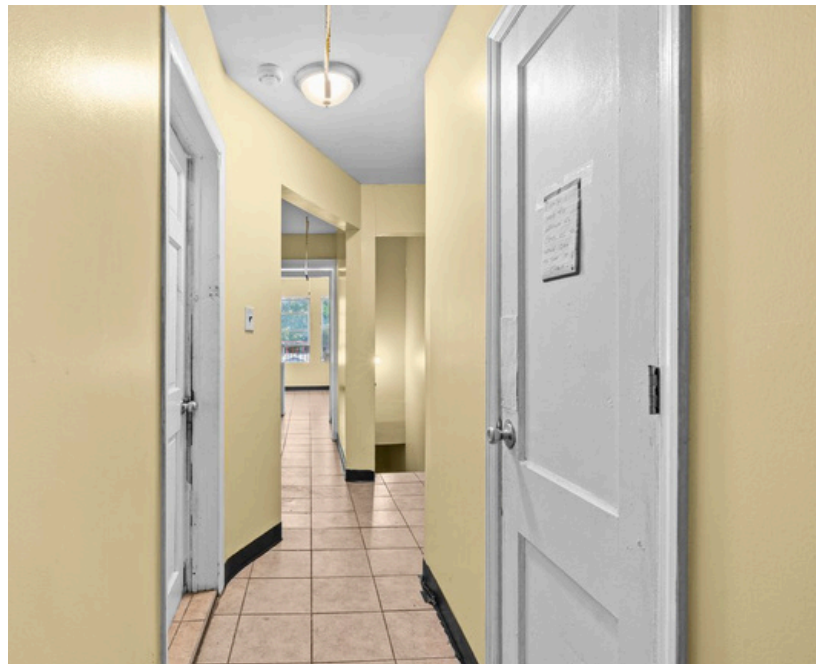
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RESIDENTIAL

3022 Brighton 8th Street

Brighton Beach | Brooklyn, NY 11235

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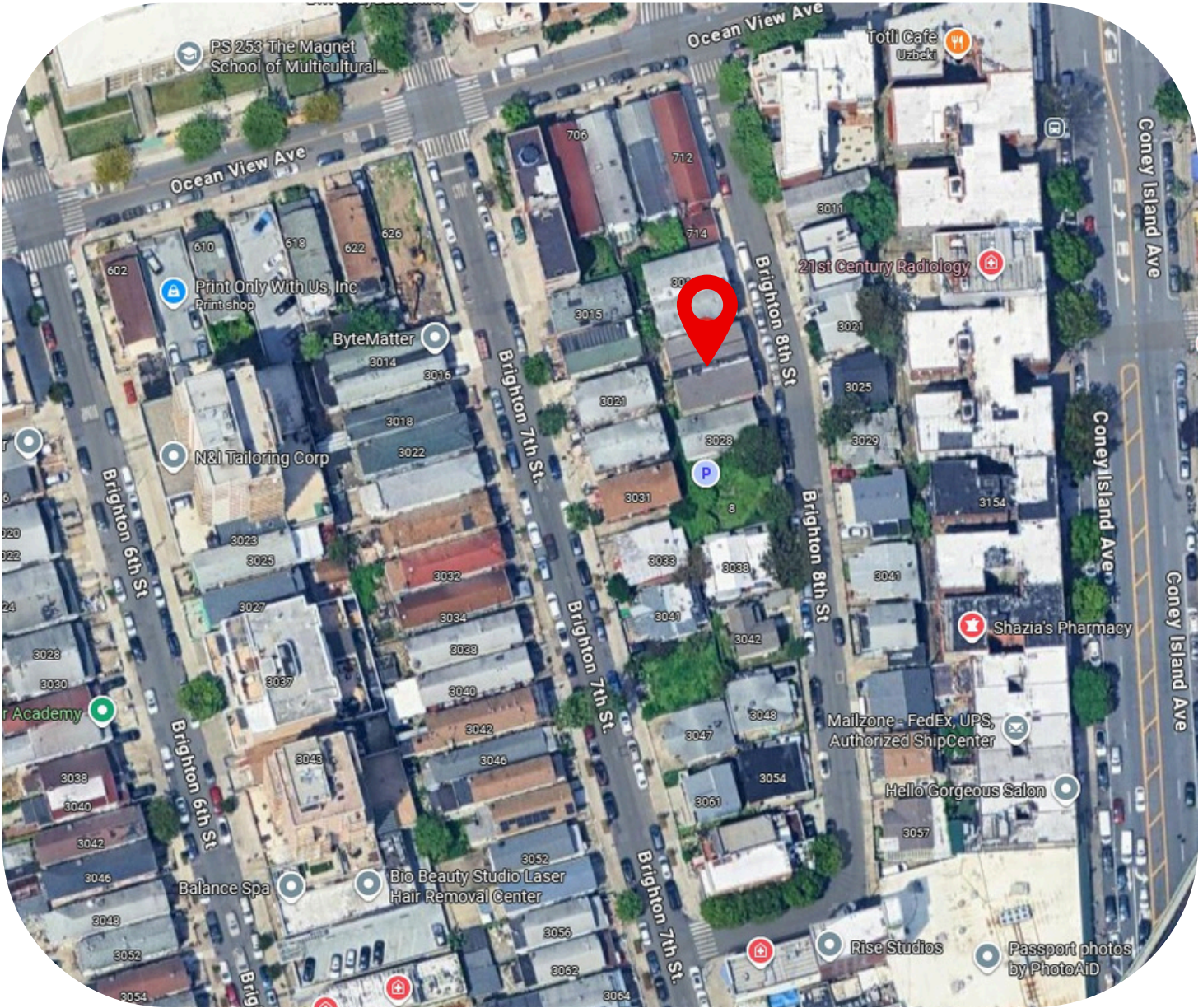
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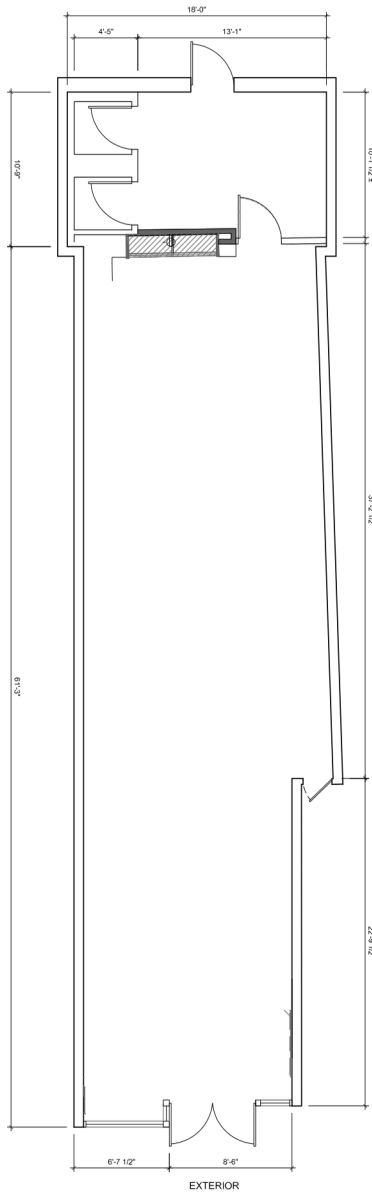
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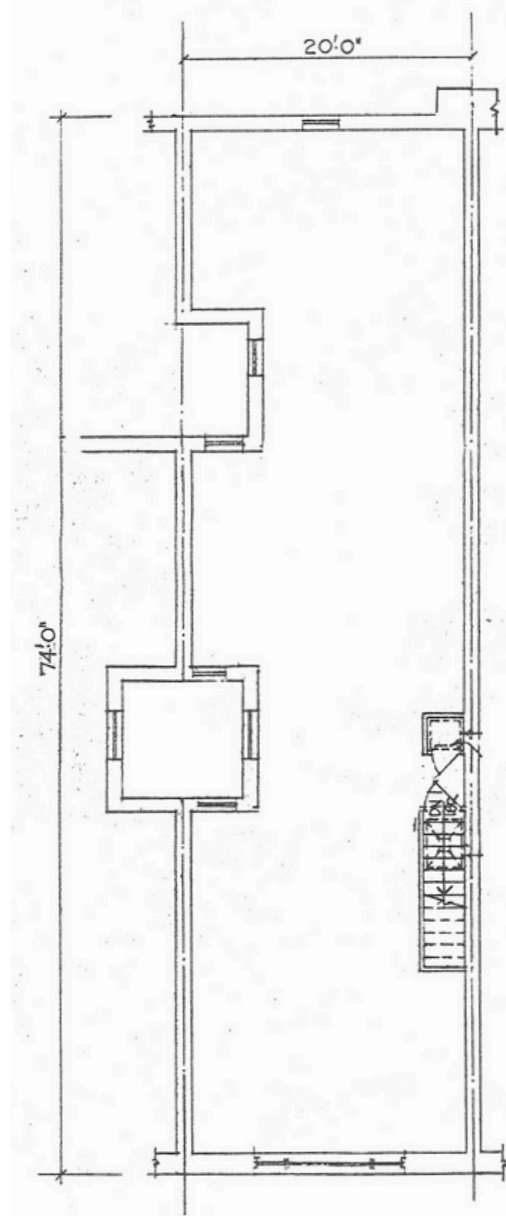
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GROUND FLOOR



SECOND FLOOR



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