



**1205**  
*8th Avenue*

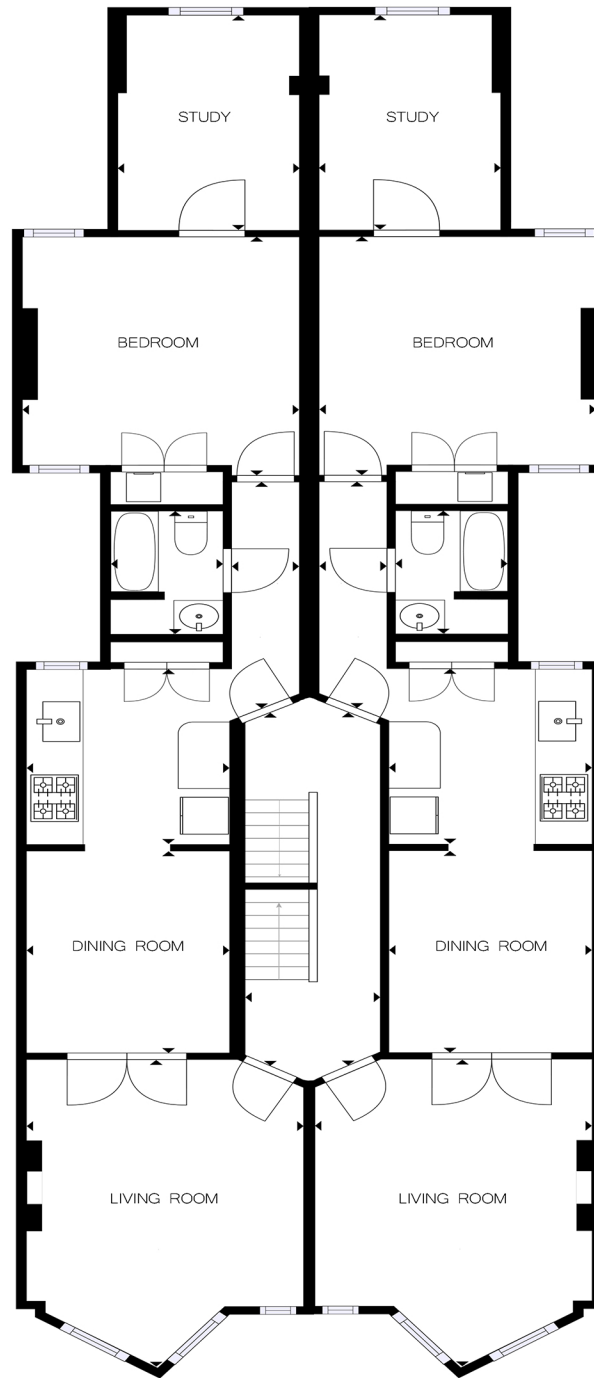


**THE BUILDING** Situated on 8th Avenue in Park Slope, this 100+-year-old building is as sturdy and solid today as when it was built. The hallways have been recently renovated with new flooring, lighting fixtures, and a security system; the full basement has egress to the street in front and back yard in the rear; the roof has a walk-out bulkhead; and all mechanicals are in excellent shape. The eight five-room apartments are all floor-through, with windows front and rear.

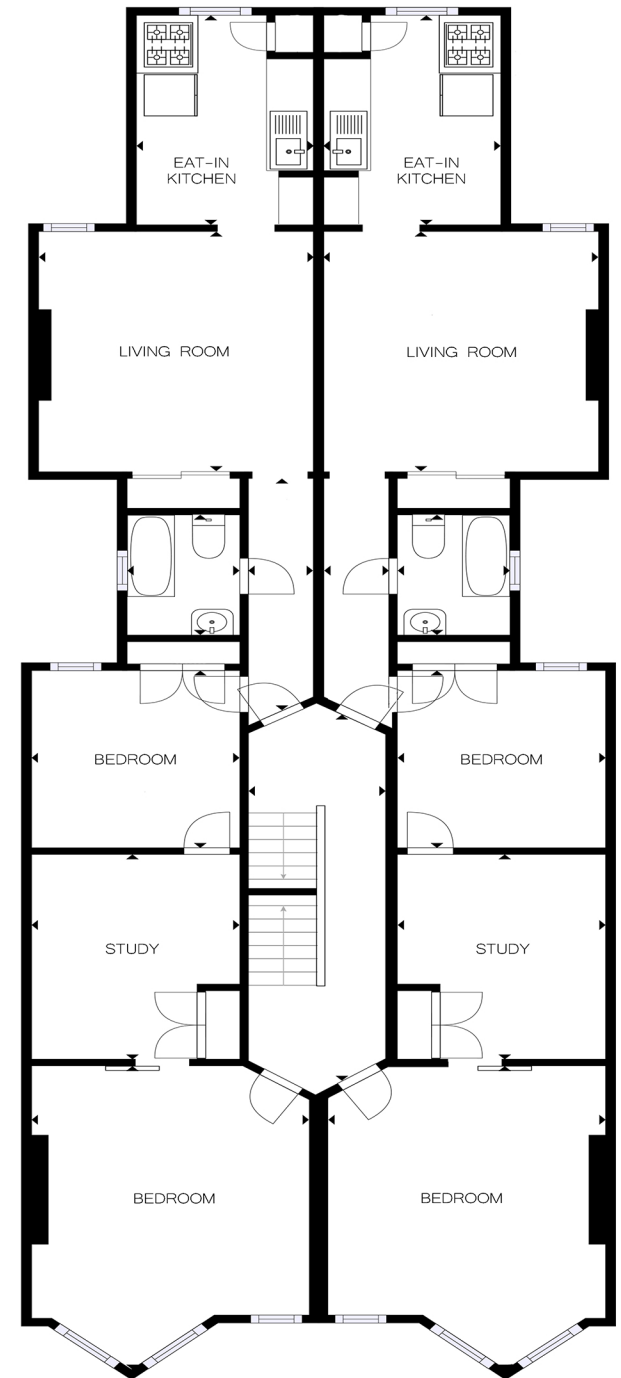
**THE NEIGHBORHOOD** Park Slope is one of Brooklyn's premier neighborhoods. Prospect Park and the Harmony Playground are havens for all who love the outdoors. The historic greenspace brings summer evenings to life with a variety of concerts in the Band Shell. Within one block of 1205 8th Avenue, find restaurants and shops, and only a block further, The Park Slope Armory YMCA offers an extensive and complete fitness space.

**THE POTENTIAL** 1205 8th Avenue is due strong consideration for anyone interested in long-term appreciation, a target for a 1031 exchange, or an owner-occupied income-producing property.

View 1205 8th Avenue  
on Google Maps and  
Explore the Location



*Reflects Layouts  
on Floors 1 & 2*



*Reflects Layouts  
on Floors 3 & 4*

# 1205 8TH AVENUE

## INCOME AND EXPENSE PROFILE

Apartment	Lease Exp. Date	RS/RC/Mkt Rate	Rooms	Monthly		Annually
				Legal Rent	Collected Rent	Collected Rent
1L	1/31/2028	RS	5	\$1,674.34	\$1,674.34	\$20,092.08
1R	5/31/2026	RS	5	\$4,236.22	\$4,236.22	\$50,834.64
2L	5/31/2026	Market	5	\$3,700.00	\$3,700.00	\$44,400.00
	5/31/2026	Pet Adjustment		\$50.00	\$50.00	\$600.00
2R	10/31/2026	RS	5	\$1,838.77	\$1,838.77	\$22,065.24
3L *	12/31/2025	RC *	5	\$689.32	\$384.00	\$4,608.00
3R *	10/31/2026	RS *	5	\$888.14	\$745.34	\$8,944.08
4L	7/31/2026	RS	5	\$937.93	\$937.93	\$11,255.16
4R **	9/30/2026	RS **	5	\$1,748.82	\$1,711.31	\$20,535.72
SCRIE Allowance					\$448.12	\$5,377.44
<b>Gross Income</b>				<b>\$15,763.54</b>	<b>\$15,726.03</b>	<b>\$188,712.36</b>

\* Using SCRIE Collected rent is via property tax credit

\*\* Collected rent is a preferred rent

### EXCLUSIVE BROKERAGE CONTACT DETAILS

**Janet Guerra**

Licensed Real Estate Associate Broker

917 359 2064

janet@brownstonelistings.com

**Vinny DiMartino**

Licensed Real Estate Broker

917 406 4682

vinny@brownstonelistings.com

### Expenses

	Monthly	Annually
Property Taxes (2025/2026)	\$2,139.92	\$25,679.00
Insurance	\$1,308.33	\$15,700.00
Heat and Hot Water	\$524.50	\$6,294.00
Water and Sewer	\$444.42	\$5,333.00
Electricity	\$100.33	\$1,204.00
Cleaning/Maintenance	\$400.00	\$4,800.00
Subtotal	\$4,917.50	\$59,010.00
Repairs	\$584.25	\$7,011.00
<b>Total Expenses</b>	<b>\$5,501.75</b>	<b>\$66,021.00</b>

**Net Annual Income**

**\$122,691.36**

**Net Cap Rate of 4.9% at Purchase Price of \$2,500,000**

