

FOR SALE  
ASKING PRICE  
Upon Request

# 28 Melrose St

Brooklyn, NY 11206

This property is perfectly positioned in one of Brooklyn's most vibrant neighborhoods, known for its artistic energy, dynamic food scene, and close-knit community



FRONT DOOR



212-960-8787

## INVESTMENT HIGHLIGHTS

#1

### RARE INVESTMENT OPPORTUNITY

Property offers an exceptional mixed-use investment opportunity in the heart of Brooklyn. The property features 6 residential units and 1 medical office space, all of which operate on a free-market basis, ensuring flexible leasing options and the potential for maximum rental income.

#2

### Impressive NOI

Consistent Rental Income, the property features six modern, well-maintained units, fully leased at competitive market rates, the NOI demonstrates exceptional profitability.

#3

### CONVENIENT LOCATION

1-minute walk from the Myrtle Avenue Station, served by the J, M, and Z train lines,

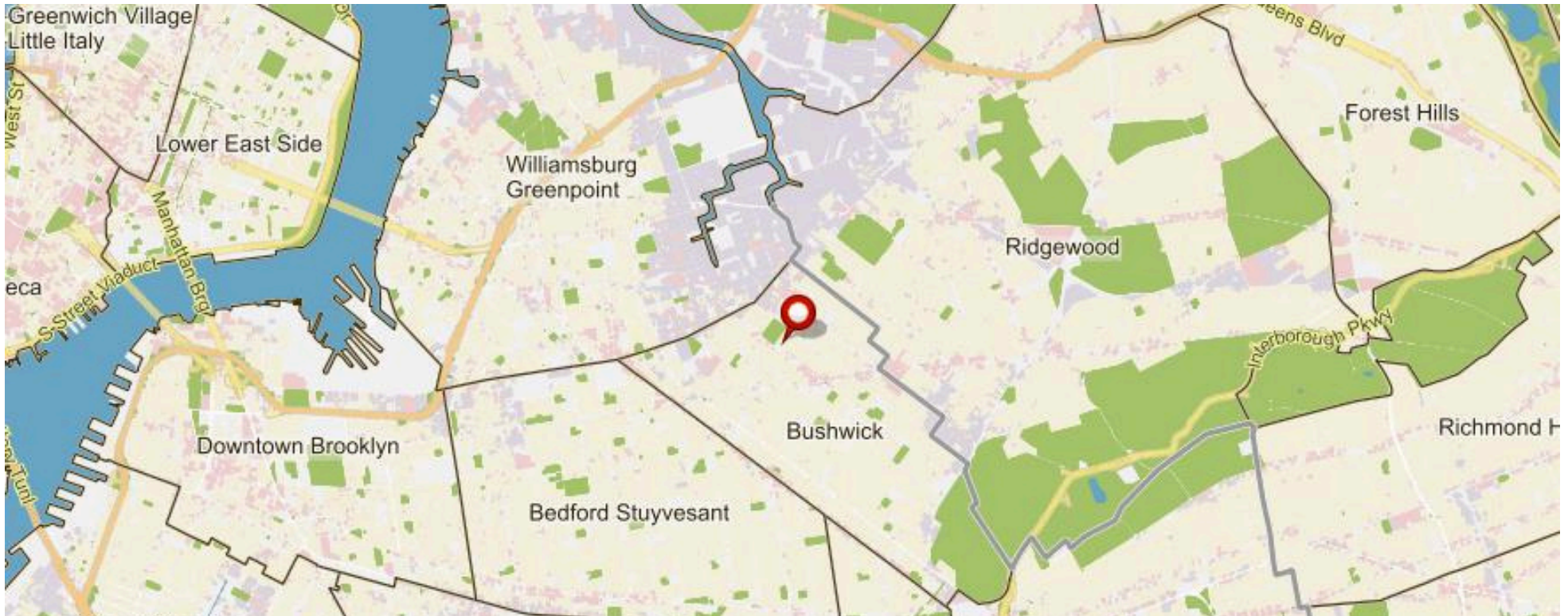
#4

### STRONG HOUSING DEMAND

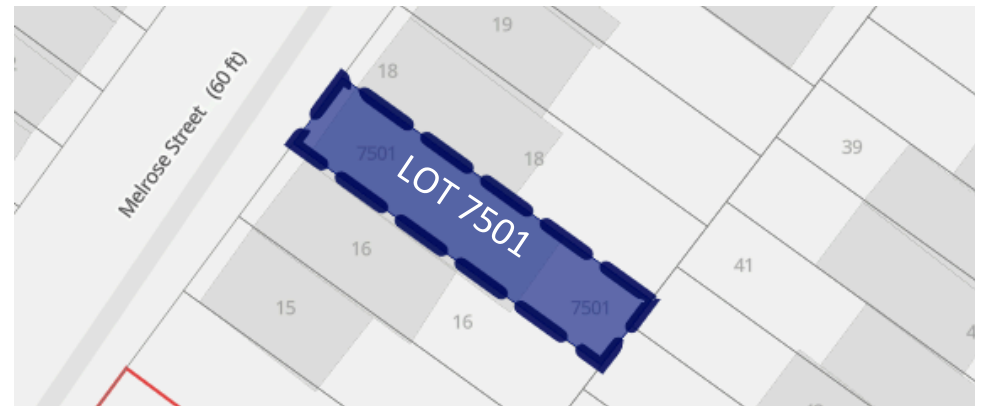
28 Melrose Street is a golden opportunity for both seasoned investors and entrepreneurs. Its prime location, flexible usage, and strong financial prospects make it a smart investment in one of Brooklyn's most dynamic neighborhoods



## PROPERTY OVERVIEW



Property Information	
Block	3160
Lot	7501
Lot sqft	2500
Building Dimensions	24.1 ft x 59 ft
Building Class	R0
Zoning Districts	R6
ICAP	25 Years



# INCOME & EXPENSES

28 MELROSE ST.	2024	2025
<b>REVENUE</b>	<b>CURRENT RENTS</b>	<b>PROJECTED RENTS</b>
Gross Monthly Income	\$19,857.00	\$24,639.00
Gross Annual Income	\$238,284.00	\$295,668.00
Expense Reimbursements	--	--
Effective Gross Income	\$238,284.00	\$270,308.64
<b>EXPENSE(ESTIMATED)</b>	<b>CURRENT EXPENSES</b>	<b>PROJECTED EXPENSES</b>
Real Estate Taxes	\$3,421.00	\$3,592.05
Insurance	\$6,633.00	\$6,964.65
Water/ Sewer	\$6,000.00	\$6,300.00
Utilities	\$2,903.00	\$3,048.15
Repairs/Maintenance	\$4,589.00	\$4,818.45
<b>TOTAL EXPENSES</b>	<b>\$23,546.00</b>	<b>\$24,723.30</b>
<b>NET OPERATING INCOME</b>	<b>\$214,738.00</b>	<b>\$245,585.34</b>

28 Melrose St  
LAND FOR LEASE  
AREA MAP

