

149 E 96th Street, Brooklyn, NY 11212

- ❑ Free market four-family building in the heart of the East Flatbush neighborhood of Brooklyn.
- ❑ Property consists of four residential units.
- ❑ Three of the four units have been renovated.
- ❑ Building consists of 3,198 square feet.
- ❑ The property is walking distance from Sutter Avenue-Rutland Road [2,3,4] Train Station.
- ❑ The property is also located near Saratoga Avenue [2,3,4] Train Station.

ASKING PRICE:

\$1,500,000

Projected Cap Rate:

5.75%



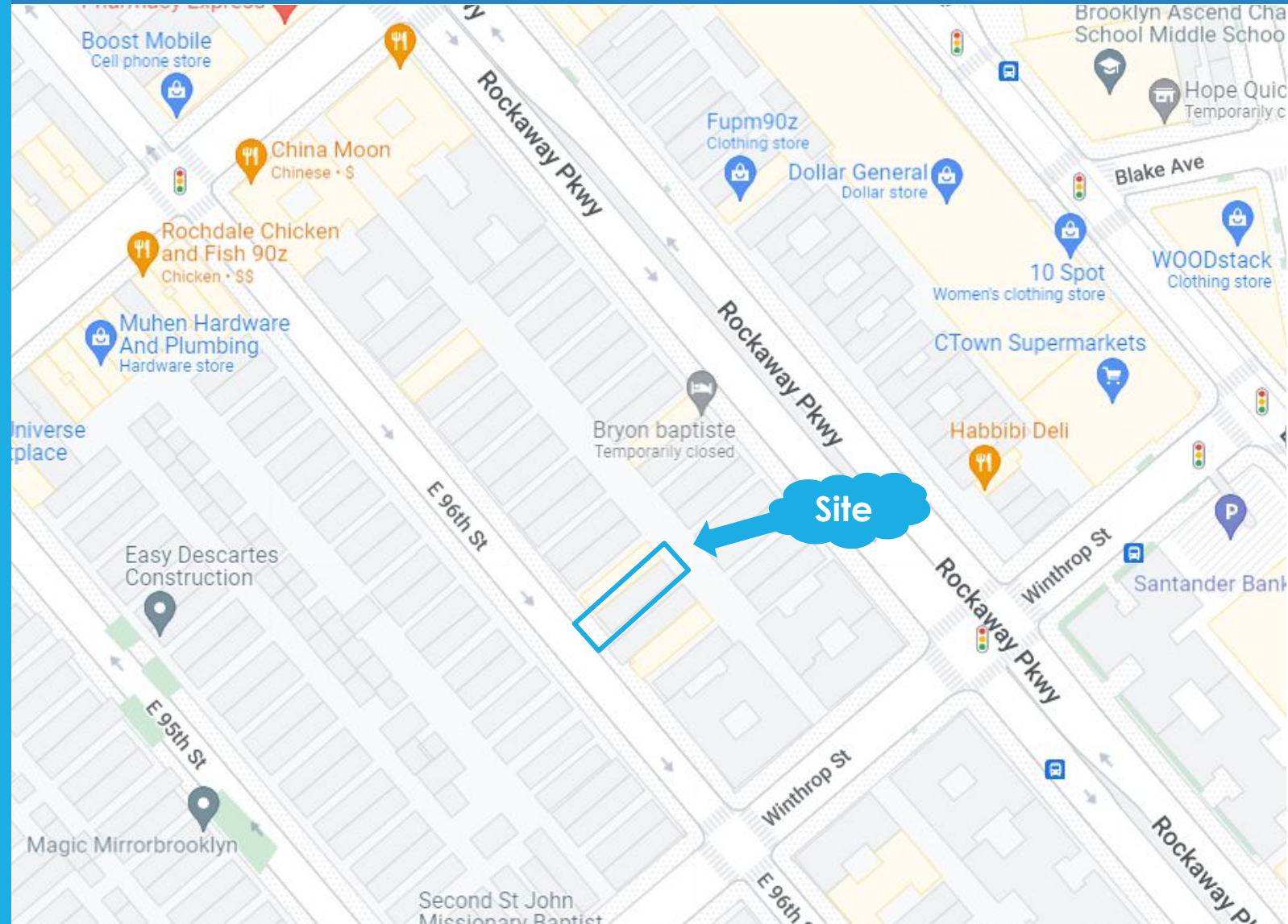
Investment Highlights

Asset CRG Advisors, LLC has been exclusively retained to market 149 E 96th Street, a free market four-family building for sale in the East Flatbush neighborhood of Brooklyn.

The property is situated on a 2,500 square foot lot and is comprised of 3,198 built square feet. Property is built two stories & consists of 4 residential apartments. Three of the four apartments were completely renovated. The property is located between Rutland Road & Winthrop Street.

The property is well positioned with **great access to public transportation**, located near Sutter Avenue-Rutland Road [2,3,4] Train Station. The property is also located near multiple [B15], [B47] bus stations.

Ownership has set the **asking price at \$1,500,000.**



Financial Overview & Tax Map

Building Analysis

Address 149 E 96th Street
Brooklyn, NY 11212

Block/Lot 4615/50

Neighborhood East Flatbush

Cross Streets Rutland Road & Winthrop Street

Asset Type Multi-family

Number of Units 4

Lot Size 25' x 100'

Lot SF 2,500 SF

Building Size 20.5' x 78'

Building SF 3,198 SF

Number of Stories 2

Zoning R6

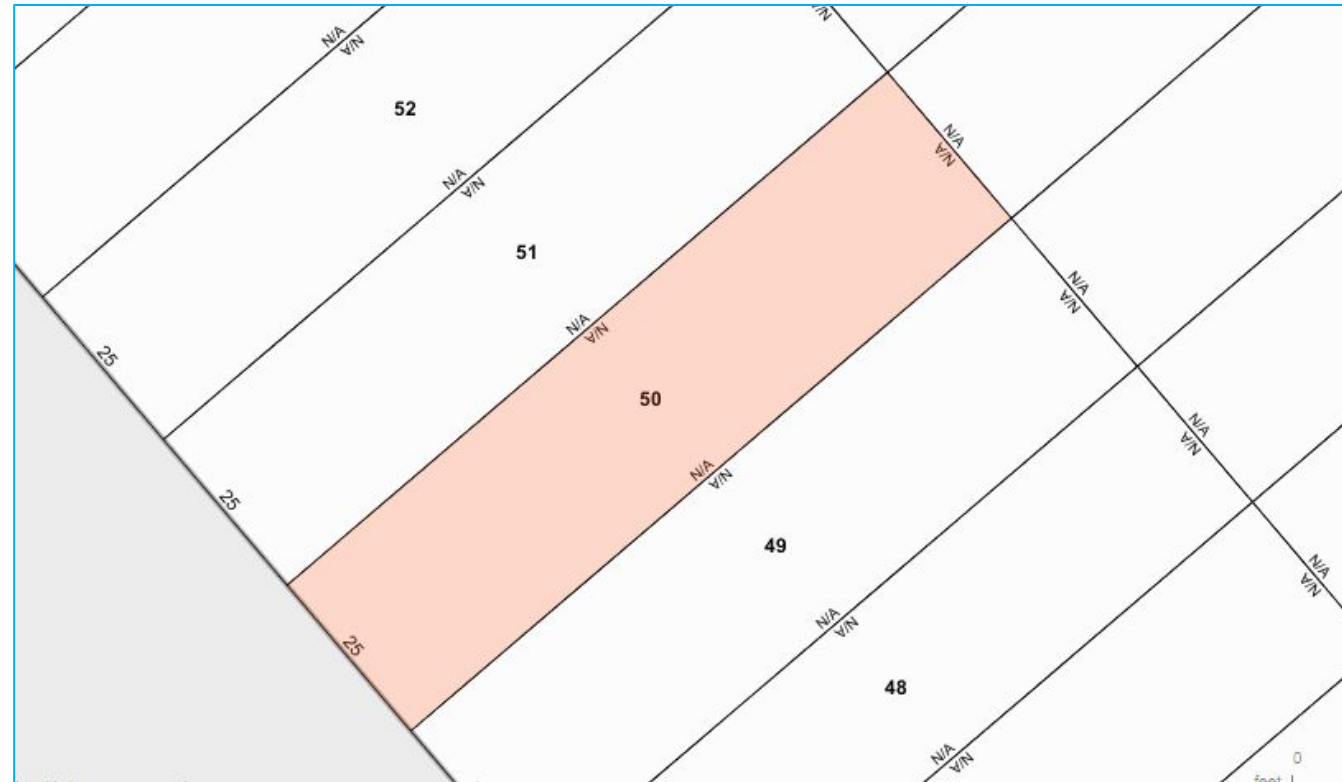
FAR (As Built) 2.43 (1.28)

Buildable 6,075 SF

Year Built 1930

Taxes ('23) \$9,398

Tax Class 2A



Current Rent Roll



Unit	Bedrooms			Comment
1	2 Bedroom	\$1,800.00	\$21,600.00	Renovated
1R	3 Bedroom	\$1,450.00	\$17,400.00	MTM
2F	3 Bedroom	\$2,250.00	\$27,000.00	Renovated
2R	3 Bedroom	\$2,475.00	\$29,700.00	Renovated
Total	-	\$7,975.00	\$95,700.00	-

Projected Rent Roll

Unit	Bedrooms			Comment
1	2 Bedroom	\$2,000.00	\$24,000.00	Renovated
1R	3 Bedroom	\$2,500.00	\$30,000.00	MTM
2F	3 Bedroom	\$2,500.00	\$30,000.00	Renovated
2R	3 Bedroom	\$2,500.00	\$30,000.00	Renovated
Total	-	\$9,500.00	\$114,000.00	-

Annualized Expenses		
Taxes (Base Year 2023)	\$	9,398.00
Heat	\$	5,584.00
Water	\$	3,200.00
Insurance	\$	2,000.00
Utilities	\$	560.00
Management	\$	4,785.00
Repairs & Maintenance	\$	2,200.00
Total Expenses	\$	27,727.00
Annualized Operating Data		
Current Operating Income	\$	95,700.00
Less Expenses	\$	27,727.00
Net Operating Income	\$	67,873.00

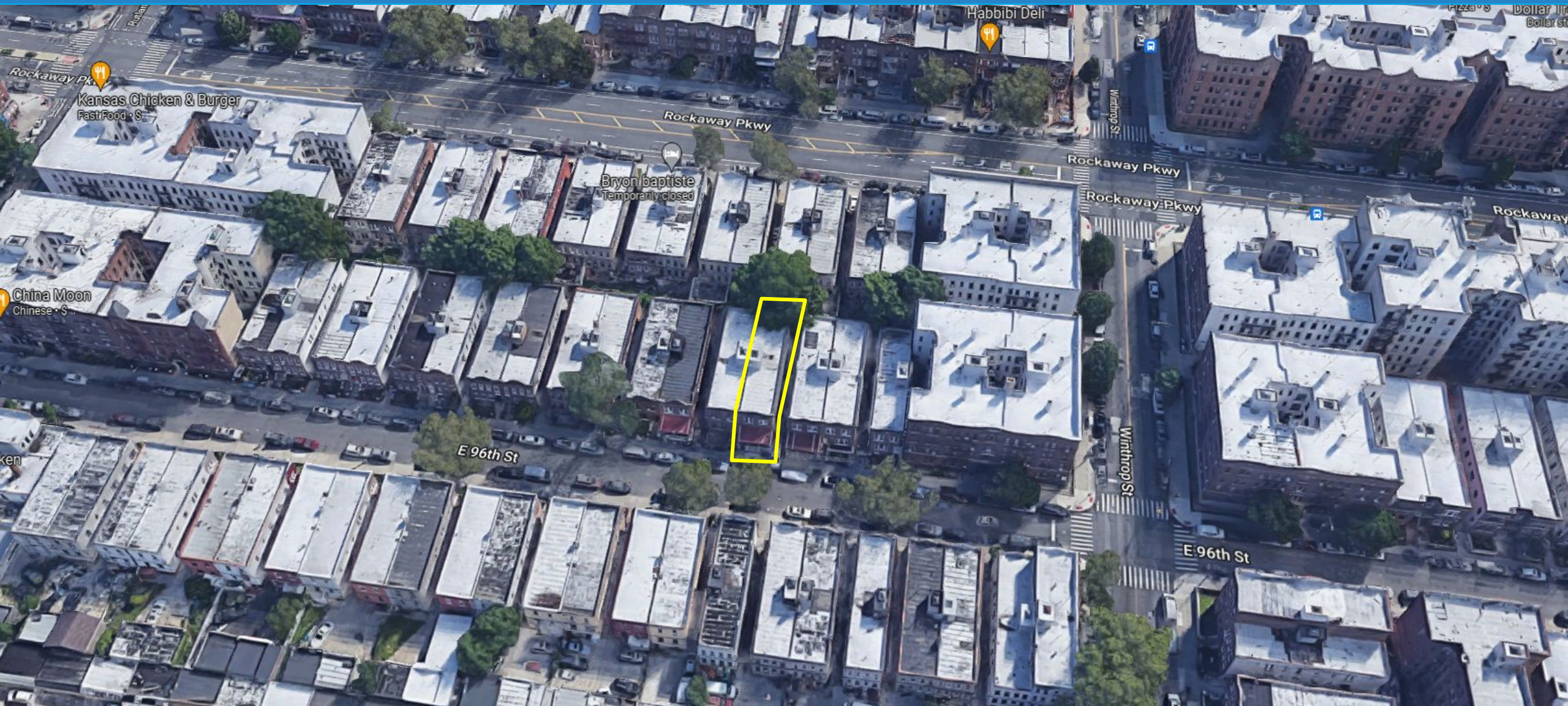
Interior Photos



Exterior Photos

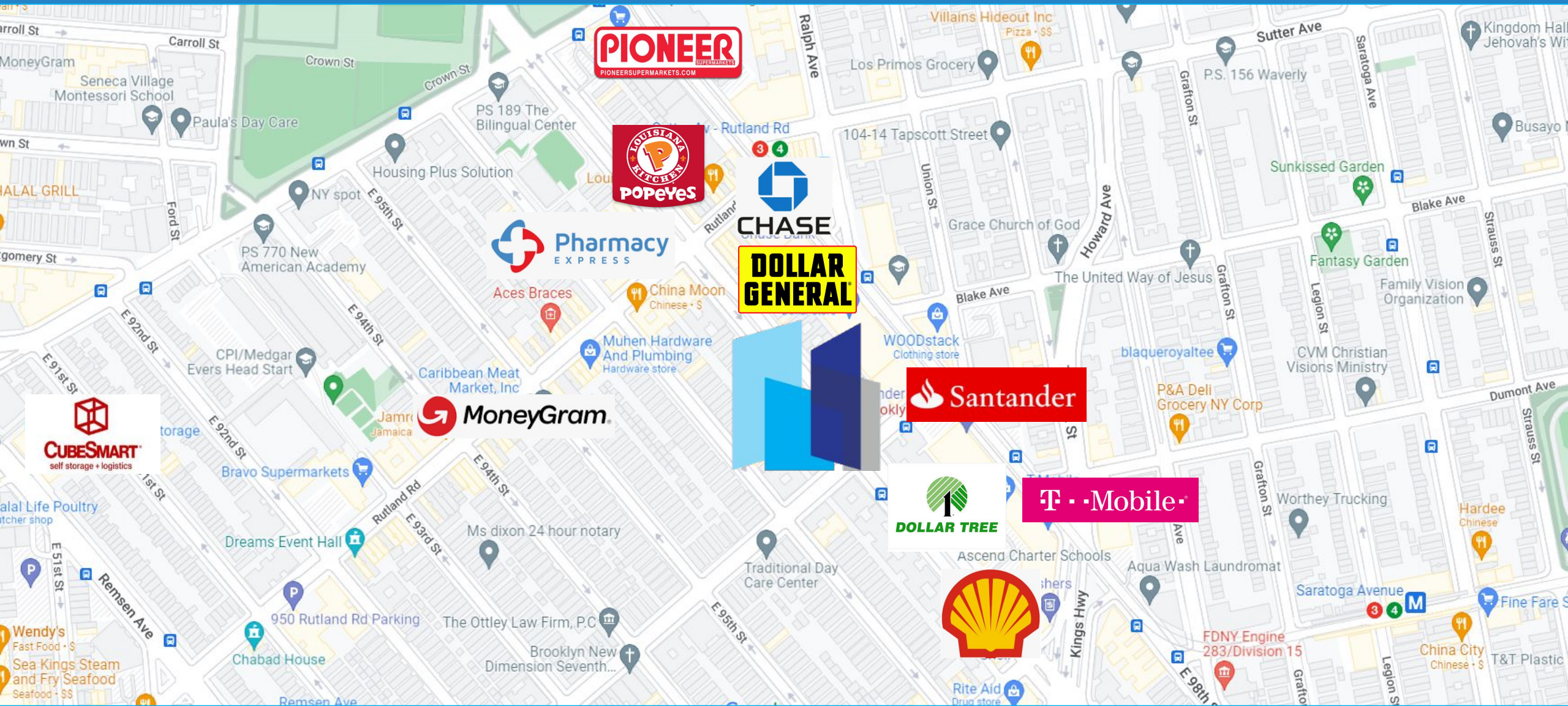


Aerial View



149 E 96th Street
Brooklyn, NY 11212

Presented by Asset CRG Advisors, LLC
A Full Service Commercial Real Estate Company



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PLEASE CONTACT EXCLUSIVE ADVISORS:



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ASSET
CRG ADVISORS

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