



411

Himrod Street



1719

Woodbine Street

FOR SALE

\$2.7M

PACKAGE DEAL

411 HIMROD STREET
BUSHWICK, NY 11237



1719 WOODBINE STREET
RIDGWOOD, NY 11385

FIND



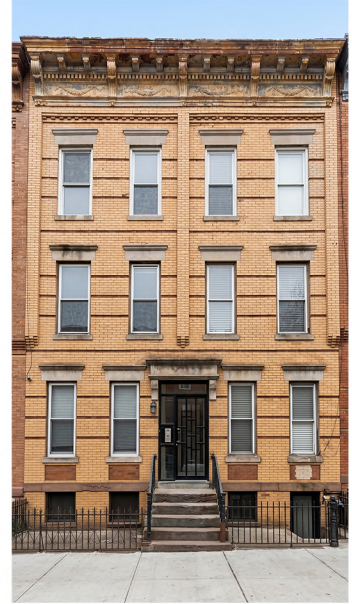
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ASKING PRICE

\$2,700,000

PROPERTY INFORMATION

411 HIMROD STREET		1719 WOODBINE STREET
7,059 Sq Ft	Building Area	5,600 Sq Ft
6	Residential Units	6
2,353 Sq Ft	Lot Area	2,614 Sq Ft
3	FAR as built	2
B2	Building Class	C2
Bushwick	Neighborhood	Ridgewood
03272-0042	Block & Lot	3456-0057



PROPERTY HIGHLIGHTS



Two Cash-Flowing
Multifamily Assets



Prime Bushwick/Ridgewood
Locations



Excellent **Subway**
Access

4 FM UNITS AND 1 RS UNIT DELIVERED VACANT

CONTACT



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411 HIMROD STREET – FINANCIALS

Unit	Monthly Rent	Status
Apt 1	\$3,150.00	OCCUPIED/FM
Apt 2	\$1,093.77	OCCUPIED/RS
Apt 3	\$2,695.00	OCCUPIED/FM
Apt 4	\$1,090.76	DELIVERED ENTIRELY VACANT / RS
Apt 5	\$1,714.37	OCCUPIED/RS
Apt 6	\$1,034.88	OCCUPIED/RS
Monthly Total	\$10,778.78	

1719 WOODBINE STREET – FINANCIALS

Unit	Monthly Rent	Status
Apt 1L	\$898.66	OCCUPIED/FM
Apt 1R	\$1,484.71	OCCUPIED/RS
Apt 2L	\$828.26	OCCUPIED/FM
Apt 2R	\$1,174.89	OCCUPIED/RS
Apt 3L	\$3,400.00	OCCUPIED/RS
Apt 3R	\$3,230.00	OCCUPIED/RS
Monthly Total	\$11,016.52	

Overall Analysis	
Annual Total	\$129,345.36
Expenses	
Real Estate Taxes	\$12,808.80
Insurance	\$4,489.12
Utilities	\$16,819.99
Water & Sewage	\$7,288.61
Total	\$41,406.52
Net Income	\$87,938.84

COMBINED INCOME:
\$172,214.85

COMBINED CAP RATE:
6.5%

Overall Analysis	
Annual Total	\$132,198.24
Expenses	
Real Estate Taxes	\$15,668.64
Insurance	\$6,988.00
Utilities	\$11,067.22
Water & Sewage	\$14,198.37
Total	\$47,922.23
Net Income	\$84,276.01

PROPERTIES OVERVIEW



Rare Bushwick/Ridgewood Portfolio Sale – Exceptional Cash-Flow Opportunity

Located at 1719 Woodbine Street and 411 Himrod Street, these two income-producing properties are available together in a rare package sale. Both buildings generate strong cash flow, making this an attractive opportunity for investors seeking immediate returns and long-term upside.

The seller is highly motivated and has priced the package aggressively for a quick sale. Opportunities to acquire two cash-flowing assets at such a favorable basis are increasingly difficult to find.

Investment Highlights:

- *Two income-producing buildings sold together*
- *Strong existing cash flow*
- *Potential for value appreciation and rent growth*
- *Ideal for investors seeking scale in a single acquisition*
- *Motivated seller*

Priced well below comparable investment opportunities

Why Investors Are Targeting Bushwick/Ridgewood

The Bushwick/Ridgewood market continues to attract residents due to its proximity to Manhattan, vibrant retail and dining scene, growing employment base, and extensive public transportation network. Properties in this corridor benefit from consistent rental demand from young professionals, families, healthcare workers, and commuters seeking affordability relative to neighboring Brooklyn submarkets.

The portfolio's location near Wyckoff Hospital provides a steady source of housing demand from healthcare employees and support staff, while nearby transit access enhances tenant appeal and supports long-term occupancy.

This offering presents an opportunity to secure strong in-place cash flow, portfolio scale, and future appreciation potential at a basis that is increasingly difficult to replicate in today's market.

2 BUILDINGS



STRONG TENANT DEMAND



STABLE CASH FLOW



BUSHWICK PRIME



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BUSHWICK, NY 11237

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1719 WOODBINE STREET

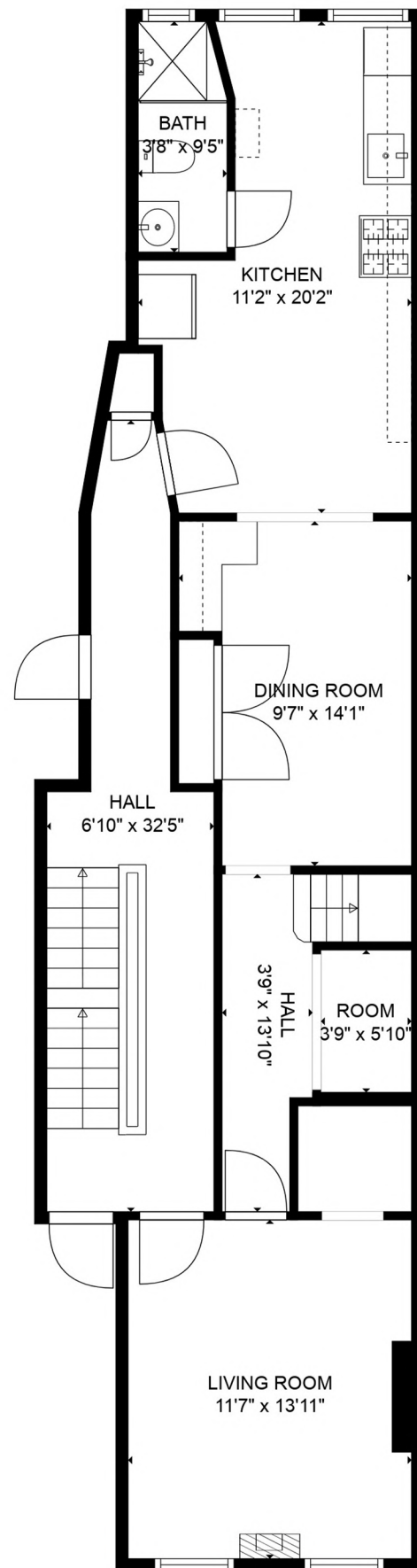
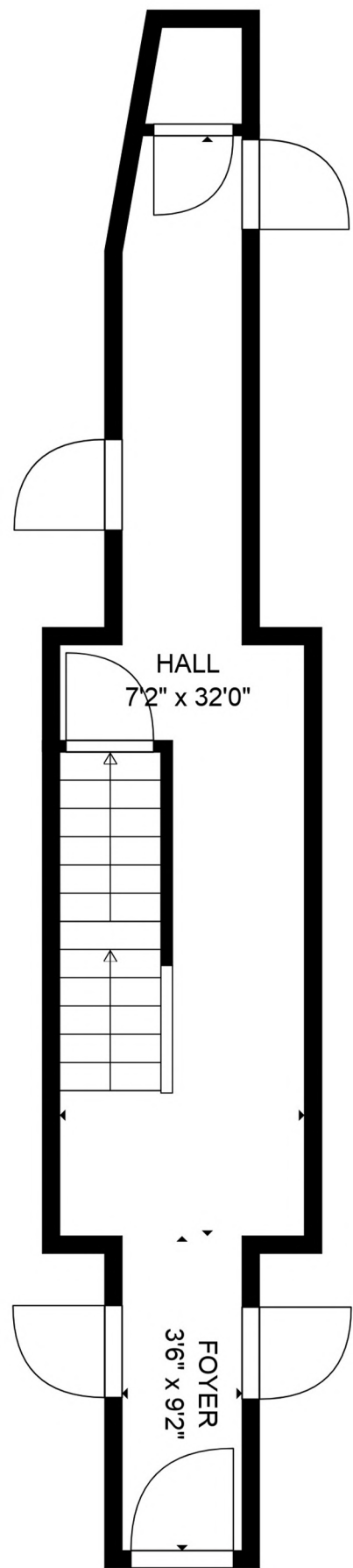
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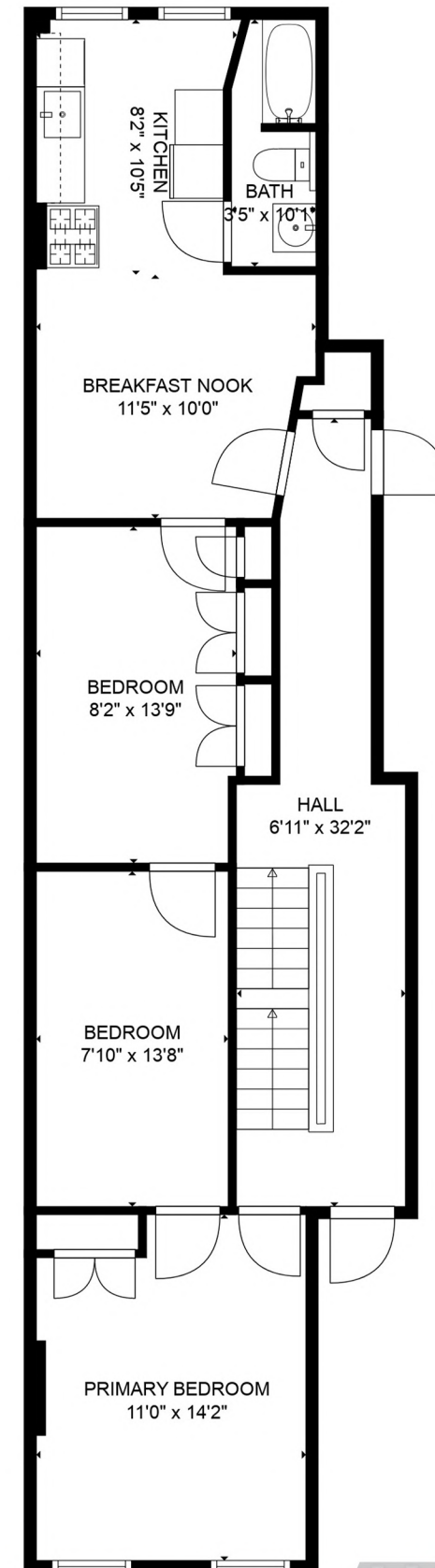


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FLOORPLANS



SIZES AND DIMENSIONS ARE APPROXIMATE,
ACTUAL MAY VARY.

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