

Alpha Realty

Investment Sales

187 Bond Street Brooklyn, NY 11217

Boerum Hill

**7-Unit Multifamily Building
Protected Tax Class 2B**

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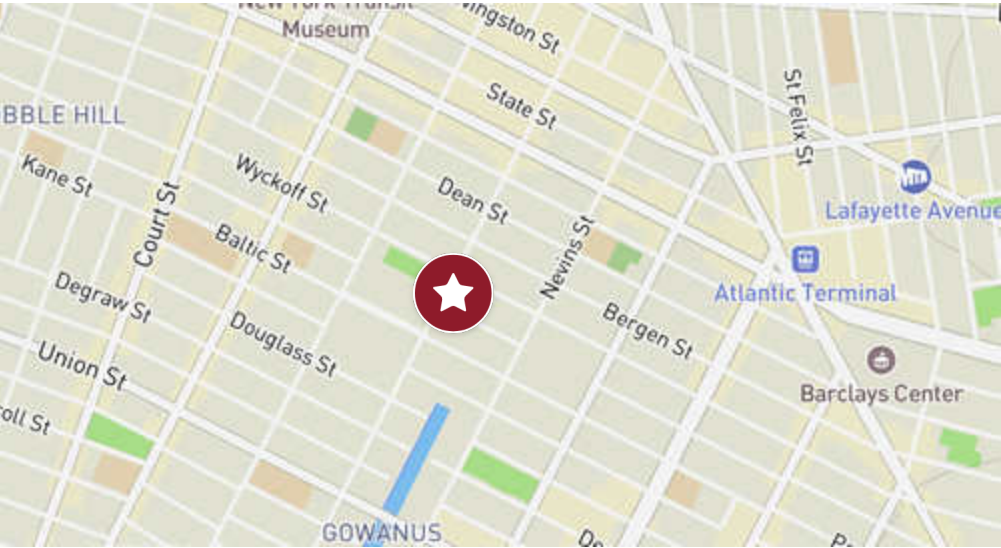
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PROPERTY OVERVIEW

187 Bond Street, Brooklyn, NY 11217
Between Wyckoff Street & Warren Street
Multifamily Building | 7 Apartments | 5,200 SF

Neighborhood	Boerum Hill
Block/Lot	00393/0001
Lot Size	21' X 92.5'
Building Size	21' X 63'
Building Type	4-story/walk-up
Building SF	5,200
Total Apartments	7
Layouts	5/3, 1/4, 1/5.5
Total Rooms	24.5
Zoning	R6B
FAR (Built/Allowed)	2.68/2.0
Taxes (26/27)	\$15,324 (Class 2B)
Year Built	1900



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

FINANCIALS

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INCOME

APARTMENTS (7 units)	\$232,776
VACANCY/CREDIT LOSS	\$ (2,328)

EFFECTIVE GROSS INCOME	\$ 230,448
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ESTIMATED EXPENSES

TAXES (26/27)(CLASS 2B)	\$ 15,324
WATER & SEWER	\$ 6,693
PAYROLL/SERVICE CONTRACT	\$ 3,600
HEATING	\$ 7,372
MANAGEMENT FEE	\$ 6,983
ELECTRIC	\$ 1,339
INSURANCE	\$4,160
REPAIRS & MAINTENANCE	\$ 3,000

TOTAL EXPENSES	\$48,471
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NET OPERATING INCOME	\$181,977
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Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

INVESTMENT HIGHLIGHTS

- **Turnkey 4-Story Asset:** Impeccably maintained building featuring 7 spacious apartments.
- **Favorable Tax Status:** Protected Tax Class 2B, offering long-term tax stability and limit capping.
- **Prime Boerum Hill Location:** Situated in one of Brooklyn's most coveted neighborhoods, surrounded by boutique shopping, fine dining, and vibrant nightlife.
- **Unbeatable Transit Access:** Just steps from the Bergen Street Station with seamless subway connectivity.

INTERIOR IMAGES

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\$2,250,000

ASKING PRICE

\$433

\$/SF

9.7X

GRM

8.0%

CAP

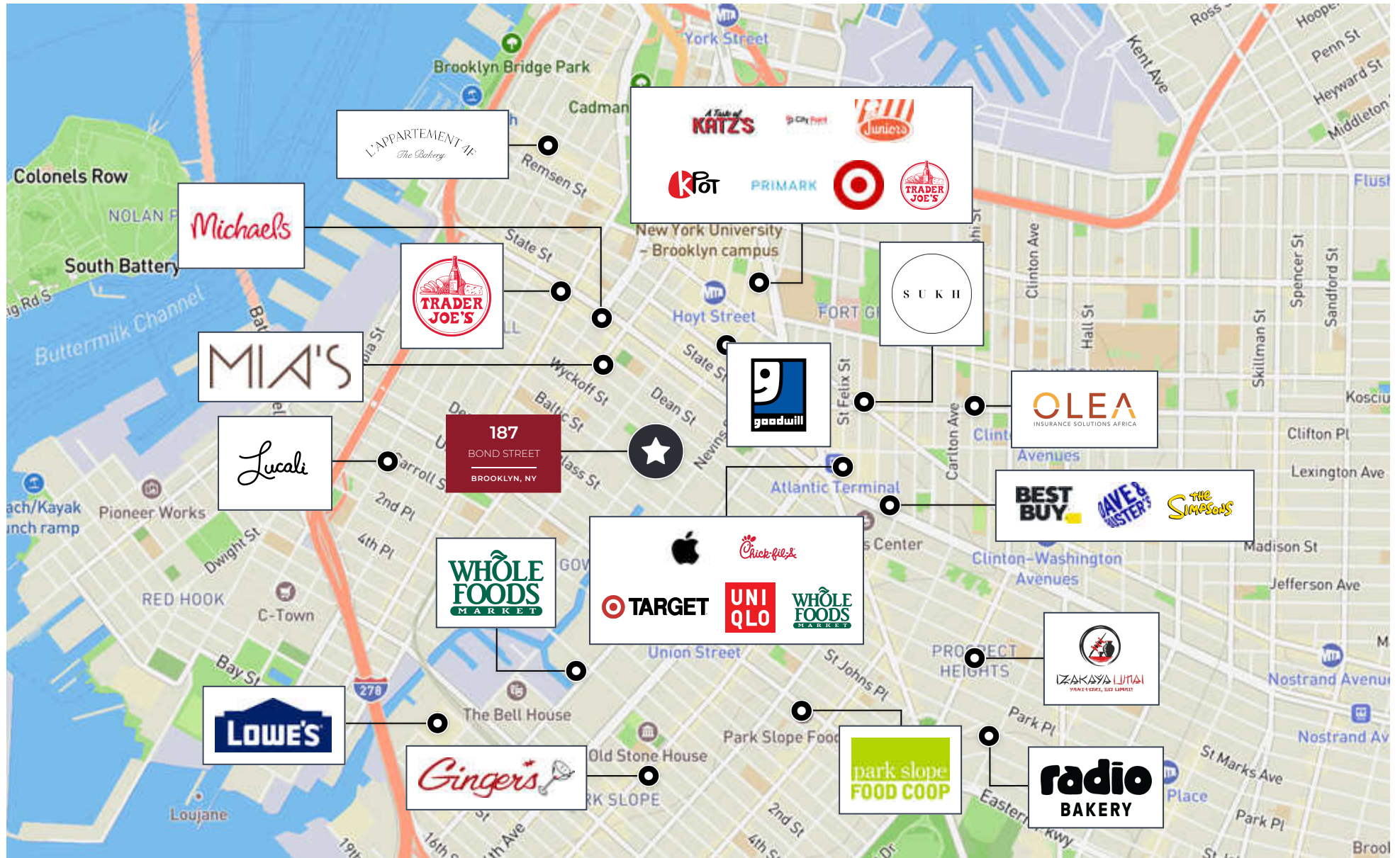
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AERIAL VIEWS

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