

Saber Mostafa
Lic. Real Estate Broker
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WINDSOR TERRACE
1283 Prospect Avenue
Brooklyn, NY 11218

ADDRESS: 144 23rd Street Brooklyn, NY 11232

LOT SIZE: 24.75 ft x 100.17 ft

BUILDING SIZE: 8,548 sqft

NO. OF APARTMENTS: 6 NO. OF STORES: 0 NO. OF OFFICES: 0

NO. OF CONTROLLED: 0 NO. OF STABILIZED: 3 NO. OF VACANT:

INCOME: \$136,228.44

EXPENSE BREAKDOWN:

EXPENSES: \$37,582

TAXES: \$17,973

NET INCOME: \$98,646.44

WATER & SEWER: \$2,400

FUEL (type): \$5,930 (gas)

UTILITIES: \$2,217 Electric

INSURANCE: \$9,062

PAYROLL: \$1,200

REPAIRS: \$9,260

DEBT SERVICE:

MANAGEMENT:

PRICE: \$ 1,500,000

CASH DOWN: \$

<u>APT NO.</u>	<u>CURRENT RENT</u>	<u>PROJECTED RENT</u>	<u>NO. OF ROOMS</u>	<u>STATUS</u>	<u>LEASE EXPIRATION</u>
1L	\$2,319.58		2BR/1BA	RS	12/31/26
1R	\$838.79		1BR/1BA	RS	08/31/27
2L	\$2,040		2BR/1BA	FM	12/31/26
2R	\$1,934		2BR/1BA	RS	12/31/26
3L	\$2,020		1BR/1BA	FM	01/31/27
3R	\$2,200		1BR/1BA	FM	02/28/27

TOTALS:

MONTHLY	\$11,352.37	
ANUALLY	\$136,228.44	