

STREET SIGNS REALTY LLC

WILLISTON PARK, NY 11596

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Brooklyn Apartment Building For Sale

Gross Annual Income* Includes Pro Forma Rent	\$310,464
Real Estate Taxes	\$52,920
Operating Expenses	\$57,400
Net Operating Income*	\$200,144

17 & 19 HILL ST BROOKLYN NY 11208

Two 3 Story Building . Consisting of 12 total units, with 6 Free Market Rent Apartments and 6 Rent Stabilized Apartments. ALL Two Bedroom Apartments.

ALL DATA APPROXIMATE & PROJECTED.
TO BE VERIFIED BY PURCHASER! PRICING UPON REQUEST. ALL DATA NOT GUARANTEED TO THE EXACT PENNY.

Property		
Block/Lot	4165/50	
Lot Dimensions	54.75X 100	(Approx)
Lot SqFt	5475 sqft	(Approx)
Building Dimensions	52 X 46 irr	(Approx)
Stories	3	
Total Building SF	7452 sqsf	(Approx)
Zoning	R5	

Description: 12 Unit Apartment Building

Unit	Type	Status	Lease Exp	Current Monthly Rent	Annual Rent
1L	2BR/1B	FM		\$2200	\$26,400
1R	2BR/1B	RS		P\$1838/L1890	\$22,056
2L	2BR/1B	RS		L\$1795	\$21,540
2R	2BR/1B	FM		\$2050	\$24,000
3L	2BR/1B	RS		L\$1204	\$14,448
3R	2BR/1B	FM		\$2885	\$34,620
1L	2BR/1B	FM		\$2050	\$24,600
1R	2BR/1B	FM		\$2700	\$32,400
2L	2BR/1B	RS		L\$1515	\$18,180
2R	2BR/1B	RS		\$2885	\$34,620
3L	2BR/1B	FM		\$2885	\$34,620
3R	2BR/1B	RS		P\$1915/L2527	\$22,980

DATES AND NUMBERS ARE CLOSE ACCOUNTING BUT NOT EXACT TO THE PENNY