



4POINTS

PROPERTIES

1314 STERLING PLACE BROOKLYN, N.Y.

DESCRIPTION:

3- STORY MULTI-FAMILY BUILDING, 6 UNITS.

BUILDING- 26 X 77, LOT- 26.33 X 120.25.

Unit	Rent
Unit 1L-1 BR	2,225.00
Unit 1R- 1 BR	652.21
Unit 2L- 1 BR	2340.00
Unit 2R- 1 BR	559.88
Unit 3L- 1 BR	828.20
Unit 3R- 1 BR	657.39

TOTAL MONTHLY RENT: \$7,262.68

TOTAL ANNUAL RENT: \$87,152.16

EXPENSES

Real Estate Taxes : \$ 10,765

Water - Frontage: \$ 6,200

Insurance: \$ 2,800

Electric: \$ 1,200

Oil- \$ 11,000

Total Expense: \$ 31,965.00

NOI: \$ 46,788.12

Price: \$1,250,000



Contact: Yaron Bedid
yb@4pointsproperties.com
Cell: 917-885-4575

