

Property Description	6 Unit Mult-family
Property Information	
Address:	244 Sumpter Street
City State Zip:	Brooklyn, NY 11233
Cross Streets:	Btw Thomas Boyland & Saratoga
Neighborhood:	Ocean Hill
Block & Lot:	1526 - 0022
Lot Frontage:	24.6
Lot Depth:	100
Lot SF:	2,467
Building Information	
Building Class:	C2
Building Frontage:	24.6
Building Depth:	69
Both Buildings SF:	5,106
Year Built	1909
Construction Type:	Stone
Stories:	3
Residential Units:	6
Commercial Units:	0
Total Units:	6
Zoning and Development Rights	
Zoning:	R6
FAR:	2.20
Available Air Rights:	888
Property taxes 2024	\$8,690.00



244 Sumpter Street, Brooklyn NY 11233							Break down of Rent		
Units	Name	Actual Monthly Rent	Railroad Layout	Projected Yearly Rent	Status	Lease Expiration	Program Pays	Tenant Pays	Type of Program
1L	Audrey Parish	\$1,770	2 Bed / 1 Bath	\$21,236	Occupied	10/14/2026	\$1,540	\$230	HPD Section 8
1R	Leslie Haille	\$1,812	2 Bed / 1 Bath	\$21,749	Occupied	9/30/2026	\$1,812	\$0	HASA
2L	Luis Alberto Llumitasig	\$1,768	2 Bed / 1 Bath	\$21,216	Occupied	12/31/2025		\$1,768	Cash
2R	Jacob Pope	\$1,930	2 Bed / 1 Bath	\$23,157	Occupied	1/31/2027	\$1,930	\$0	HRA
3L	Belques Holmes	\$1,730	2 Bed / 1 Bath	\$20,761	Occupied	3/31/2027	\$1,730	\$0	HRA
3R	Rodney Simmons	\$1,939	2 Bed / 1 Bath	\$23,266	Occupied	11/30/2026	\$1,939	\$0	Section 8 & HRA
		\$10,949		\$131,385					

Expenses		Notes
Property Tax	\$8,928.00	2025
Insurance	\$6,339.00	
Water Sewage	\$8,000.00	\$111 per unit / monthly
Heat (gas)	\$8,280.00	\$115 per unit / monthly
Common Electric	\$600.00	
Management Fee	\$3,941.55	3% of Gross Income
Maintenance	\$2,627.70	2% of Gross Income
Super	\$2,400.00	\$200 monthly
Exterminator Fee	\$600.00	\$50 monthly
Totals	\$41,716.26	

Projected Gross Rent	\$131,385
Expenses	\$41,716
Net Operating Income	\$89,669
Asking Price	\$1,195,000
In-place Cap Rate	7.50%
Price per unit	\$199,167
GRM	9.1x
Price per square foot of property	\$234.04

Abridged Debt Service Model Based on a purchase price of \$1,195,000					
Year	1	2	3	4	5
Gross Income	\$131,385.14	\$135,326.69	\$139,386.49	\$143,568.09	\$147,875.13
Expenses	\$41,716.26	\$42,550.58	\$43,401.59	\$44,269.63	\$45,155.02
Net Operating Income	\$89,668.88	\$92,776.11	\$95,984.90	\$99,298.46	\$102,720.11
Debt Service	\$61,740.00	\$61,740.00	\$61,740.00	\$61,740.00	\$61,740.00
Annual pre-tax cash flow	\$27,928.88	\$31,036.11	\$34,244.90	\$37,558.46	\$40,980.11
Cash on Cash Return	8.30%	9.22%	10.18%	11.16%	12.18%
Interest Rate 30 year	6.25%	6.25%	6.25%	6.25%	6.25%

Assumed Acquisition Price	\$1,195,000
Financing 70%	\$836,500
Assumed Down Payment (25%)	\$298,750

Assumed Closing Costs	
General Fees	\$8,000
Loan Origination fee (1%)	\$8,365
NYC Mortgage Tax (2.55%)	\$21,331
Total Closing Costs	\$37,696

All-in Acquisition Costs	\$336,446
--------------------------	-----------