

FOR SALE

\$2,500,000

# 1276 JEFFERSON AVE

BROOKLYN, NY 11221

Shlomo Malamud

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**REALSTREET**  
REAL ESTATE GROUP

# PROPERTY INFORMATION

Address	1276 Jefferson Ave, Brooklyn, NY 11221
Location	BUSHWICK
Block / Lot(s)	3390 & 0025
Lot Dimesions	19 Ft x 100 Ft
Lot SF	1,900 Sq Ft

## BUILDING INFORMATION

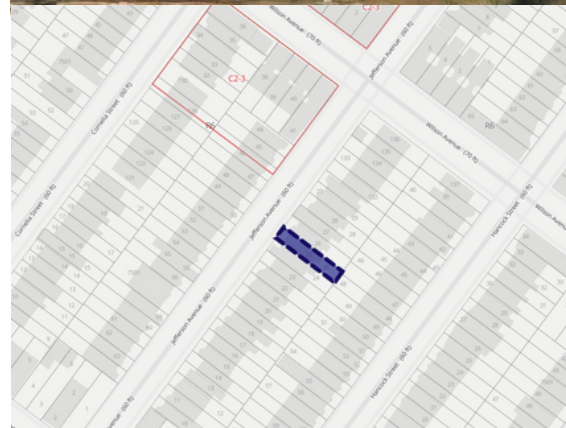
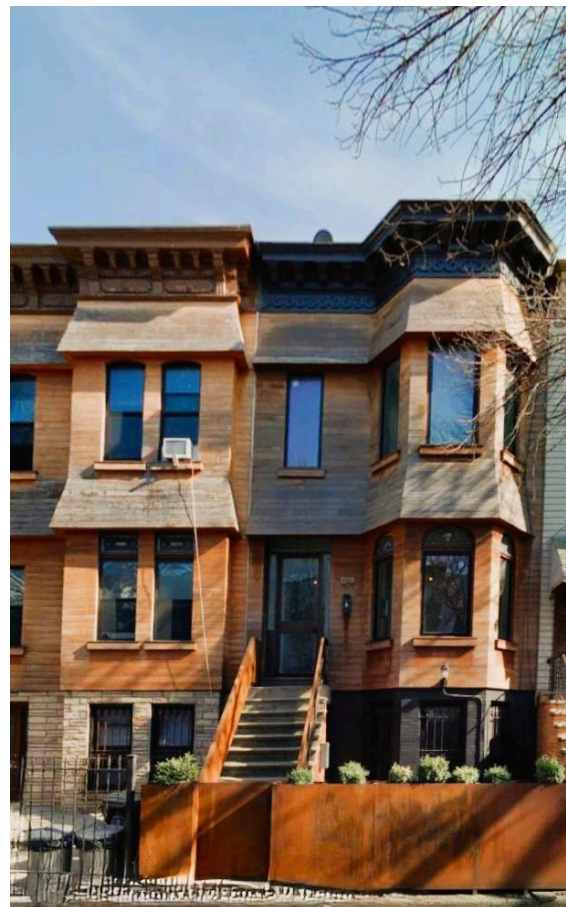
Number of Buildings	1
Number of Floors	2
Liveable Sq Ft	2,679 Sq. Ft
Building Dimensions	19 x 47 Sq. Ft
Total Unit Count	3
Residential Units	3
Bedroom Count	-

## ZONING INFORMATION

Zoning	R6
FAR	-
Buildable SF	-

## NYC FINANCIAL INFORMATION

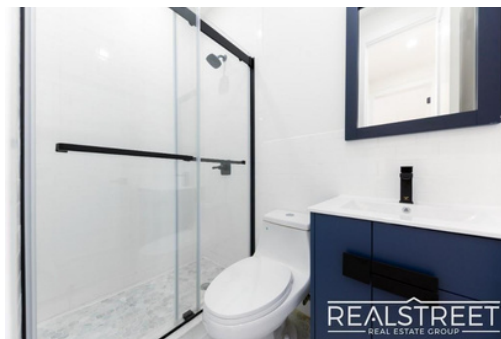
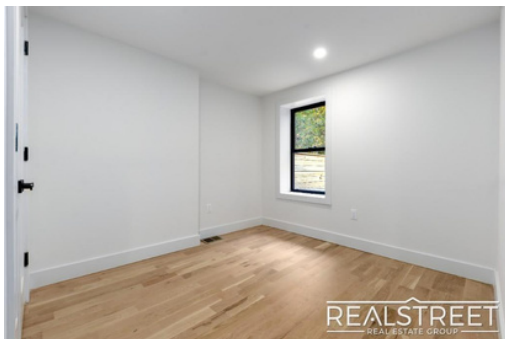
Assessed Value(25/26)	\$16,766
Taxes (25/26)	\$3,367.48
Tax Class	1





# PROPERTY SUMMARY

1276 Jefferson Avenue is a well-maintained three-family townhouse located on a quiet, tree-lined block in the heart of Brooklyn's vibrant Bushwick neighborhood. Built in 1910, the property spans approximately 2,679 square feet across two stories and sits on a 1,900 square foot lot. Each of the three residential units offers spacious layouts with high ceilings and abundant natural light, providing flexibility for both end-users and investors. A full basement adds additional storage and potential for future expansion. The property is ideally situated near public transportation, including the L and J/M/Z subway lines, and is surrounded by a growing selection of local restaurants, cafes, and retail. With favorable R6 zoning, strong rental demand, and long-term neighborhood growth, 1276 Jefferson Avenue presents a compelling opportunity for investors, 1031 exchange buyers, or owner-occupiers seeking income-producing potential in a high-demand Brooklyn submarket.



# FINANCIAL SUMMARY

## CURRENT EXPENSES

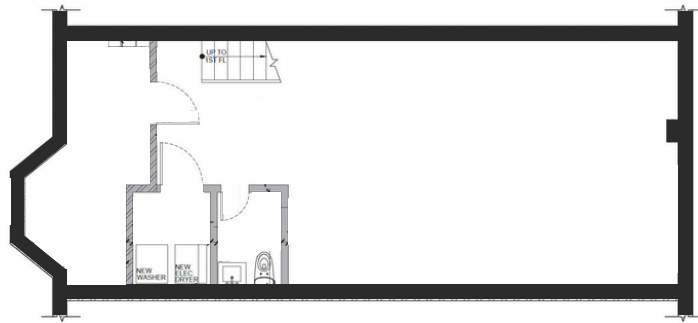
UNIT #	UNIT LAYOUT	RENT	ANNUAL
1	5 BED/ 2 BATH	\$5,500	\$66,000.00
2	3 BED/ 2 BATH	\$4,500	\$54,000.00
3	4 BED/ 2 BATH	\$5,000	\$60,000.00

**MONTHLY** \$15,000.00

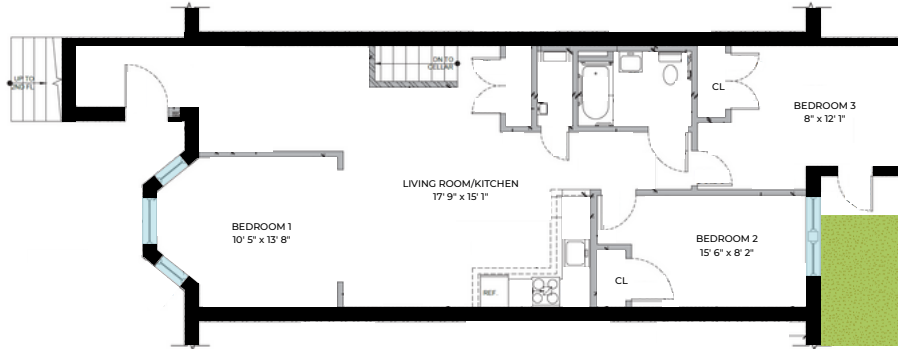
**ANNUALLY** \$180,000.00

EXPENSES	RS ESTIMATES	
	Monthly	Annually
Property Taxes	\$283.33	\$3,400.00
Insurance	\$250.00	\$3,000.00
Electricity	\$100.00	\$1,200.00
Water	\$166.67	\$2,000.00
Super	\$125.00	\$1,500.00
Management	\$375.00	\$4,500.00
Total Expenses		\$15,600.00
Purchase Price		\$2,500,000.00
Net Operating Income		\$164,400.00
CAP Rate		6.6%

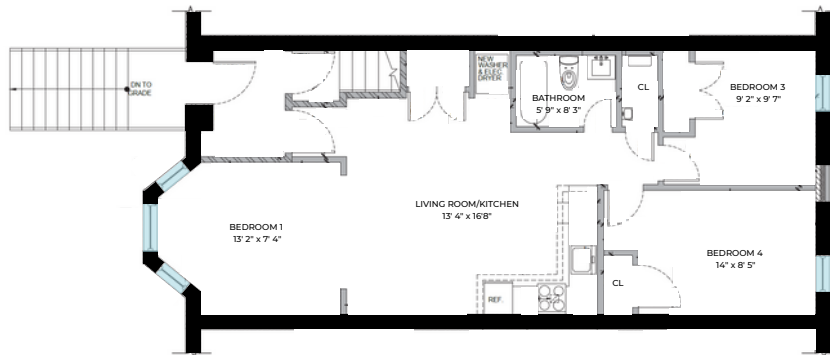
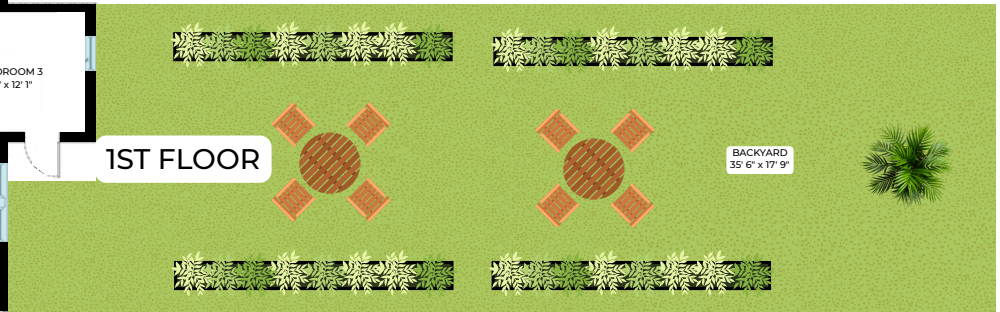




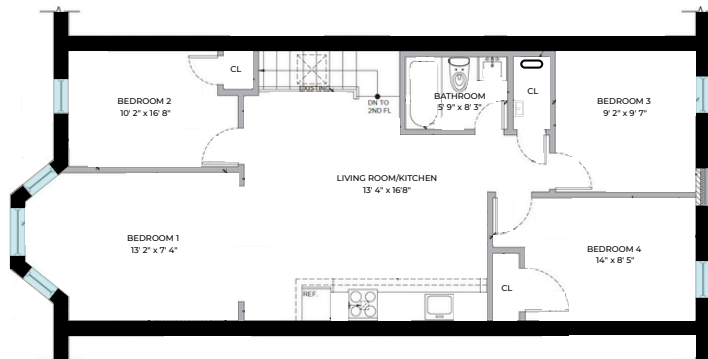
CELLAR



1ST FLOOR



2ND FLOOR



3RD FLOOR