

1251 DeKalb Ave

Brooklyn, NY 11221

ASKING PRICE

\$4,500,000

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

DeKalb Senior Residence
FOR SALE



PROPERTY OVERVIEW

BROOKLYN,
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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

DeKalb Senior Apartments is a single building located in Brooklyn, New York. The building standing at six stories high and totaling 21,240 square feet above ground with the basement containing 3,540 SF which is partially finished. The building has 8 parking spaces in the rear of the building. The average unit size is 759SF. The property is an IRS Section 42 LIHTC and is income and rent restricted. The property is currently under "421A" Tax Exemption which runs through June 30th 2033.

BUILDING INFORMATION

Address:	1251 DeKalb Avenue, Brooklyn, NY 11221
Lot Square Feet:	6,500 + sf
Building Square Feet	21,240 sf
Block:	3232
Lot	74
Zoning:	Residential (R6)
Building Class:	Elevator Apartment
Number of Units:	28
Year Built	2005

BUILDING SUMMARY

Buildings:	One
Stories	Six (6)
Elevator:	Yes
Laundry:	Laundry Room
Super:	On Site
Unit Breakdown:	Studio-11 1 Bdrm-17

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Gross Revenue	
Rental Revenue	\$ 422,075.00
Super Rent Free Unit	-\$ 14,004.00
Vacancy Loss	-\$ 24,000.00
Misc. Income & Interest Income	\$1,080.00

<u>TOTAL GROSS REVENUE</u>	<u>\$ 385,151.00</u>
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<u>Payroll Costs</u>	
Superintendent	\$35,000.00
Payroll Taxes	\$4,500.00
Workers Comp Insurance	\$1,300.00
<u>TOTAL PAYROLL & RELATED COSTS</u>	<u>\$40,800.00</u>

<u>ADMINISTRATIVE EXPENSES</u>	<u>\$12,575.00</u>
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2025 OPERATING EXPENSES – PER OWNER	TOTAL
Real Estate Taxes	\$2,574.00
Electric	\$17,600.00
Appliances	\$700.00
Elevator Service/Contract	\$7,000.00
Plumbing	\$5,000.00
Gas-Heat	\$27,600.00
Insurance	\$24,860.00
Locksmith	\$2,500.00
Repairs & Maintenance	\$3,500.00
Water & Sewer	\$22,200.00
Exterminating/Contract	\$2,500.00
Building Supplies	\$4,500.00
Boiler Repairs & Maintenance	\$4,000.00

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2025 Operating Expenses-Per Owner		Total
Apartment Repairs		\$2,000.00
Sprinkler-Fire System Contract		\$5,000.00
Sprinkler-Fire System		\$500.00
Auto Expense		\$3,000.00
Total Operating Expenses		\$135,034.00
<u>Total Expenses</u>		\$188,409.00
<u>Gross Revenue</u>		\$385,151.00
<u>Net Operating Income</u>		\$196,742.00

PROPERTY PHOTOS

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Roof



VIEW OF THE ROOF



ENTRANCE TO SUBJECT PROPERTY



REAR VIEW OF THE SUBJECT



VIEW OF DRIVEWAY TO THE REAR PARKING LOT

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VIEW OF ELECTRICAL METERS



PROPERTY MANAGER OFFICE IN BASEMENT



LAUNDRY ROOM

PROPERTY PHOTOS

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PROPERTY
OVERVIEW

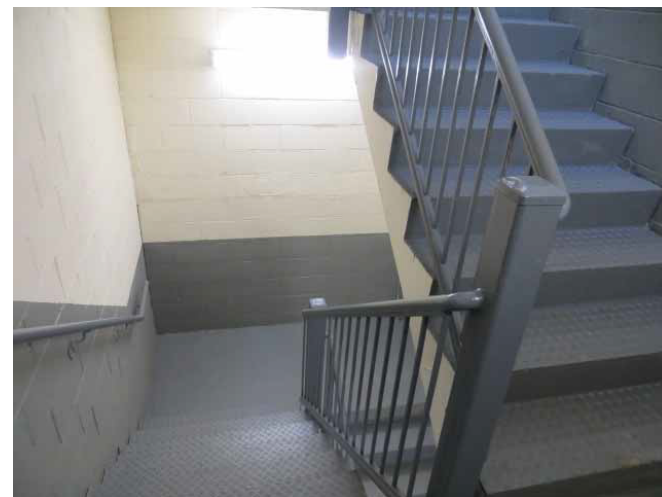
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SPRINKLER CONTROL VALVES



PROPERTY PHOTOS

BROOKLYN,
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LOBBY OF THE SUBJECT



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PROPERTY PHOTOS BROOKLYN, NEW YORK

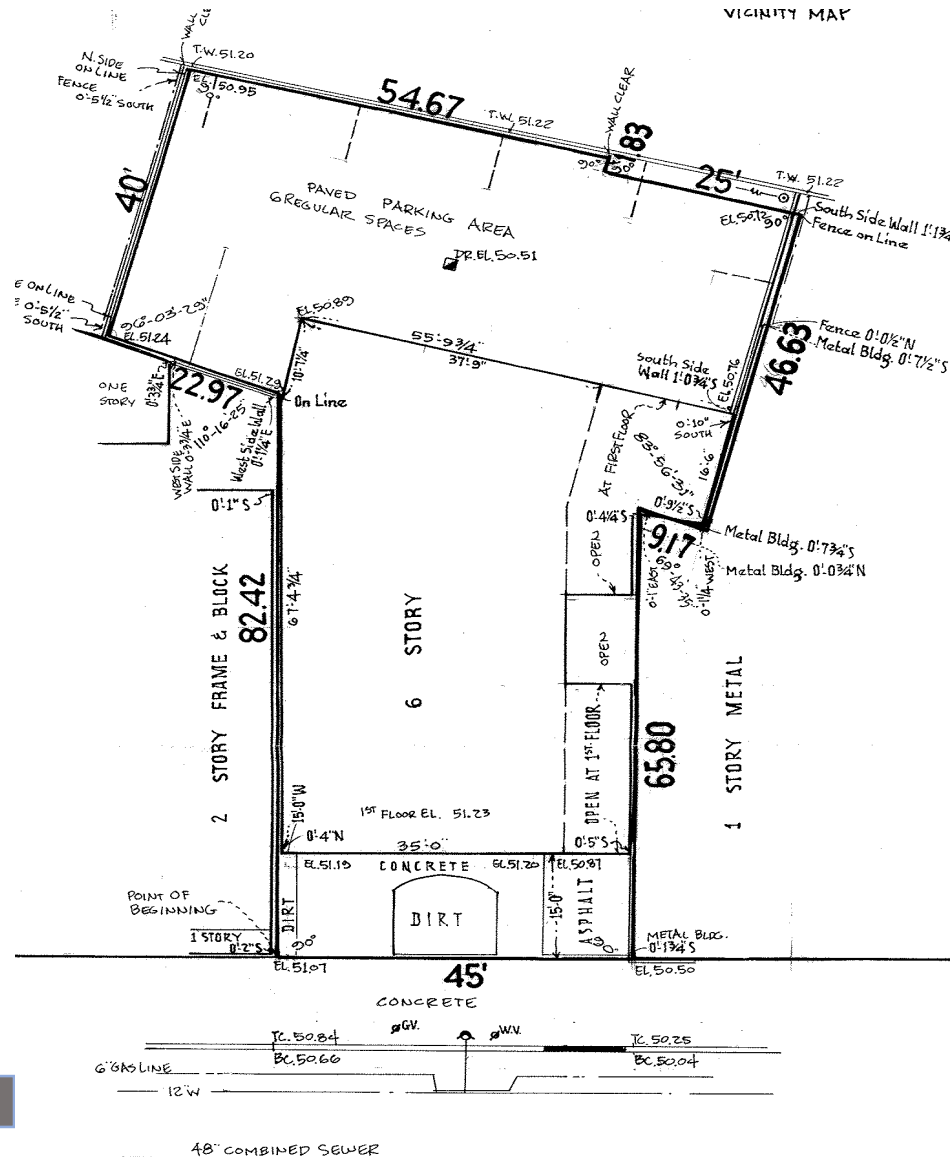
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PROPERTY SURVEY



Property Aerial

PROPERTY PHOTOS

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