



**Alpha Realty**

Investment Sales

**1809 Beverley Rd, Brooklyn, NY 11226**

*Prospect Park South  
4-Story Building | 9 Apartments | 14,100 SF*

Contact:

**Lev Mavashev**

*Principal*

(212) 658-0979

[lev@alpharealtyny.com](mailto:lev@alpharealtyny.com)

**Jerry Mavashev**

*Associate*

(212) 658-0437

[jerry@alpharealtyny.com](mailto:jerry@alpharealtyny.com)

**1809 Beverley Rd, Brooklyn, NY 11226**

## *Between E 18th Street & E 19th Street*

**4-Story Building | 9 Apartments | 14,100 SF**

# Alpha Realty

## Investment Sales



## PROPERTY OVERVIEW

Neighborhood	Prospect Park South
Block/Lot	05122/0039
Lot Size	50' X 100'
Building Size	39' X 84'
Building SF	14,100 SF
Building Type	4-story/Walk-up
Total Apartments	9
Layouts	9/5
Total Rooms	45
Zoning	R7A
FAR (built/allowed)	2.82/4.0
Taxes (25/26)	\$31,930 (Class 2B)
HPD Violations	8/A, 51/B, 40/C
Year Constructed	1927

## DETAILS & HIGHLIGHTS

- 4-story walk-up building consisting of 9 apartments
- Protected Tax Class 2B
- The property is located in the Prospect Park South section of Brooklyn, near shopping, dining and entertainment options
- Within walking distance to the Beverly Rd Station (   trains)

**\$2,250,000 | \$160 | 9.7X | 7.0%**

*Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.*

[www.alpharealtyny.com](http://www.alpharealtyny.com) | (212)658-0955

## FINANCIAL OVERVIEW

### INCOME:

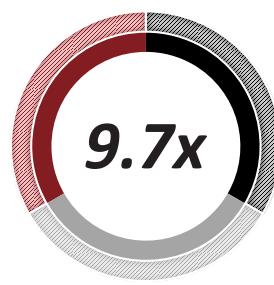
APARTMENTS (9 units)	\$ 237,303
VACANCY/CREDIT LOSS	\$ (4,746)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$ 232,557</b>



*PRICE/SF*

### ESTIMATED EXPENSES:

TAXES (25/26)(Class 2B)	\$ 31,930
WATER & SEWER	\$ 8,610
PAYROLL/SERVICE CONTRACTS	\$ 6,000
HEATING	\$ 11,070
MANAGEMENT FEE (3%)	\$ 6,977
ELECTRIC	\$ 2,690
INSURANCE	\$ 10,000
REPAIRS, MAINTENANCE & MISC (\$500/UNIT)	\$ 4,500
<b>TOTAL EXPENSES</b>	<b>\$ 81,777</b>



*RENT MULTIPLE*



*CAP RATE*

<b>NET OPERATING INCOME</b>	<b>\$ 150,780</b>
-----------------------------	-------------------

## RENT ROLL

UNIT	TENANT NAME	RENT/MONTH	LEGAL RENT	AYOUTS	STATUS	COMMENTS
BSMT	TENANT 1	\$3,100	\$4,000	3BD/1BA	FM	PRIVATE GARDEN
1W	TENANT 2	\$2,212	\$2,290	3BD/1BA	RS	PRIVATE GARDEN
1E	TENANT 3	\$2,031	\$2,083	3BD/1BA	RS	
2E	TENANT 4	\$2,400	\$3,000	3BD/1BA	RS	
2W	TENANT 5	\$1,899	\$1,899	3BD/1BA	RS	
3E	TENANT 6	\$2,056	\$2,646	3BD/1BA	RS	
3W	TENANT 7	\$2,348	\$2,497	3BD/1BA	RS	
4E	TENANT 8	\$1,830	\$2,377	3BD/1BA	RS	
4W	TENANT 9	\$1,900	\$1,938	3BD/1BA	RS	
<b>MONTHLY TOTAL</b>		<b>\$19,775</b>	<b>\$22,731</b>			
<b>ANNUAL TOTAL</b>		<b>\$237,303</b>	<b>\$272,768</b>			

**\$2,250,000 | \$160 | 9.7X | 7.0%**

ASKING PRICE      \$/SF      GRM      CAP

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

**1809 Beverley Rd, Brooklyn, NY 11226**

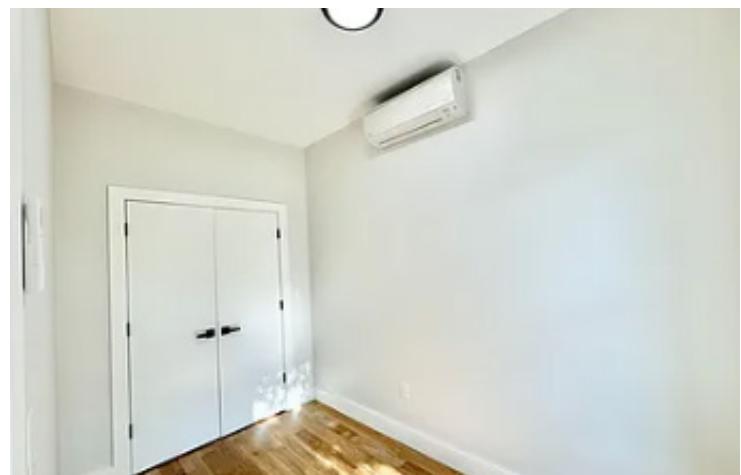
*Between E 18th Street & E 19th Street*

**4-Story Building | 9 Apartments | 14,100 SF**

**Alpha Realty**

Investment Sales

## INTERIOR IMAGES



**\$2,250,000 | \$160 | 9.7X | 7.0%**

**ASKING PRICE**

**\$/SF**

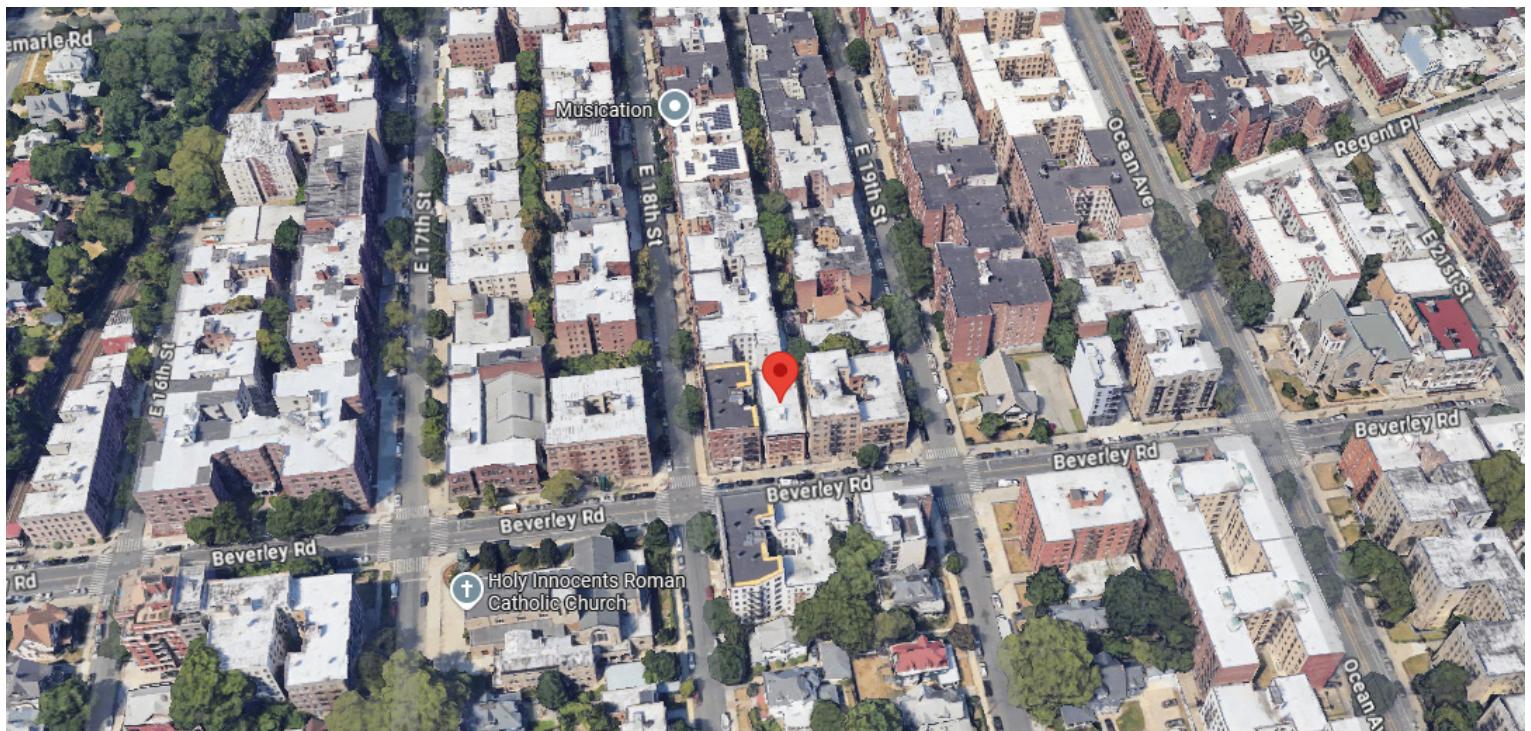
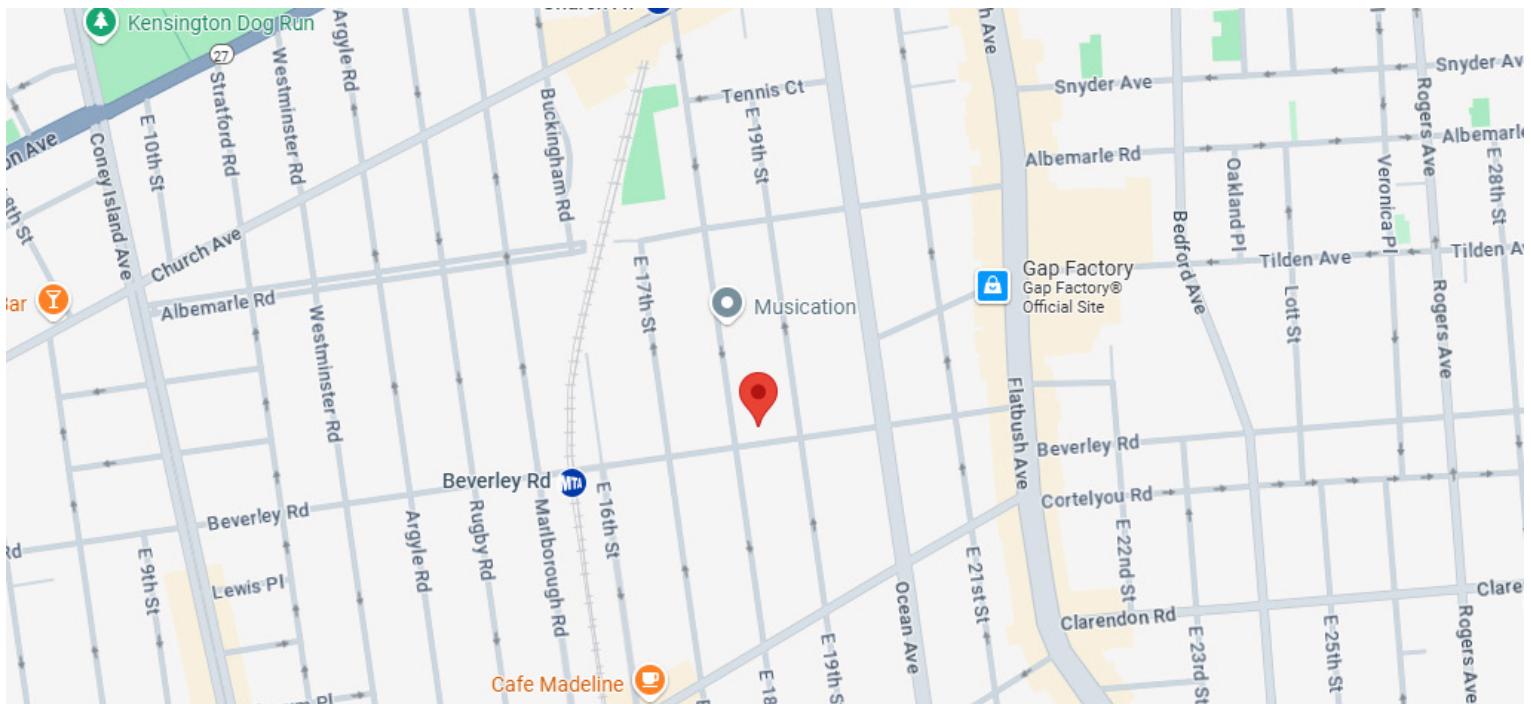
**GRM**

**CAP**

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

[www.alpharealty.com](http://www.alpharealty.com) | (212)658-0955

### AERIAL VIEW



**\$2,250,000 | \$160 | 9.7X | 7.0%**  
ASKING PRICE      \$/SF      GRM      CAP

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

[www.alpharealtyyny.com](http://www.alpharealtyyny.com) | (212)658-0955