

1251 DeKalb Ave

Brooklyn, NY 11221

ASKING PRICE

\$6,250,000

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

DeKalb Senior Residence
FOR SALE





PROPERTY OVERVIEW

PROPERTY OVERVIEW

BROOKLYN,
NEW YORK

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

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

FINANCIAL SUMMARY

BROOKLYN,
NEW YORK

Gross Revenue	
Rental Revenue	\$ 611,410.08
Super Rent Free Unit	-\$ 14,004.00
Vacancy Loss	-\$ 24,000.00
Misc. Income & Interest Income	\$1,080.00

TOTAL GROSS REVENUE **\$ 574,486.08**

<u>Payroll Costs</u>	
Superintendent	\$35,000.00
Payroll Taxes	\$4,500.00
Workers Comp Insurance	\$1,300.00

TOTAL PAYROLL & RELATED COSTS **\$40,800.00**

ADMINISTRATIVE EXPENSES **\$12,575.00**

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

FINANCIAL SUMMARY

BROOKLYN,
NEW YORK

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

Continued

PROPERTY
PHOTOGRAPHS

2024 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

FINANCIAL SUMMARY

BROOKLYN,
NEW YORK

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY Continued

PROPERTY
PHOTOGRAPHS

2024 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>	\$574,486.08
<u>Net Operating Income</u>	\$386,077.08

PROPERTY PHOTOS

BROOKLYN,
NEW YORK

Roof



VIEW OF THE ROOF



ENTRANCE TO SUBJECT PROPERTY



REAR VIEW OF THE SUBJECT



VIEW OF DRIVEWAY TO THE REAR PARKING LOT

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

Continued

PROPERTY PHOTOS

BROOKLYN,
NEW YORK



VIEW OF ELECTRICAL METERS



PROPERTY MANAGER OFFICE IN BASEMENT

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

Continued



LAUNDRY ROOM

PROPERTY PHOTOS

BROOKLYN,
NEW YORK



SPRINKLER CONTROL VALVES



PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

Continued

PROPERTY PHOTOS

BROOKLYN,
NEW YORK



LOBBY OF THE SUBJECT



PROPERTY
OVERVIEW

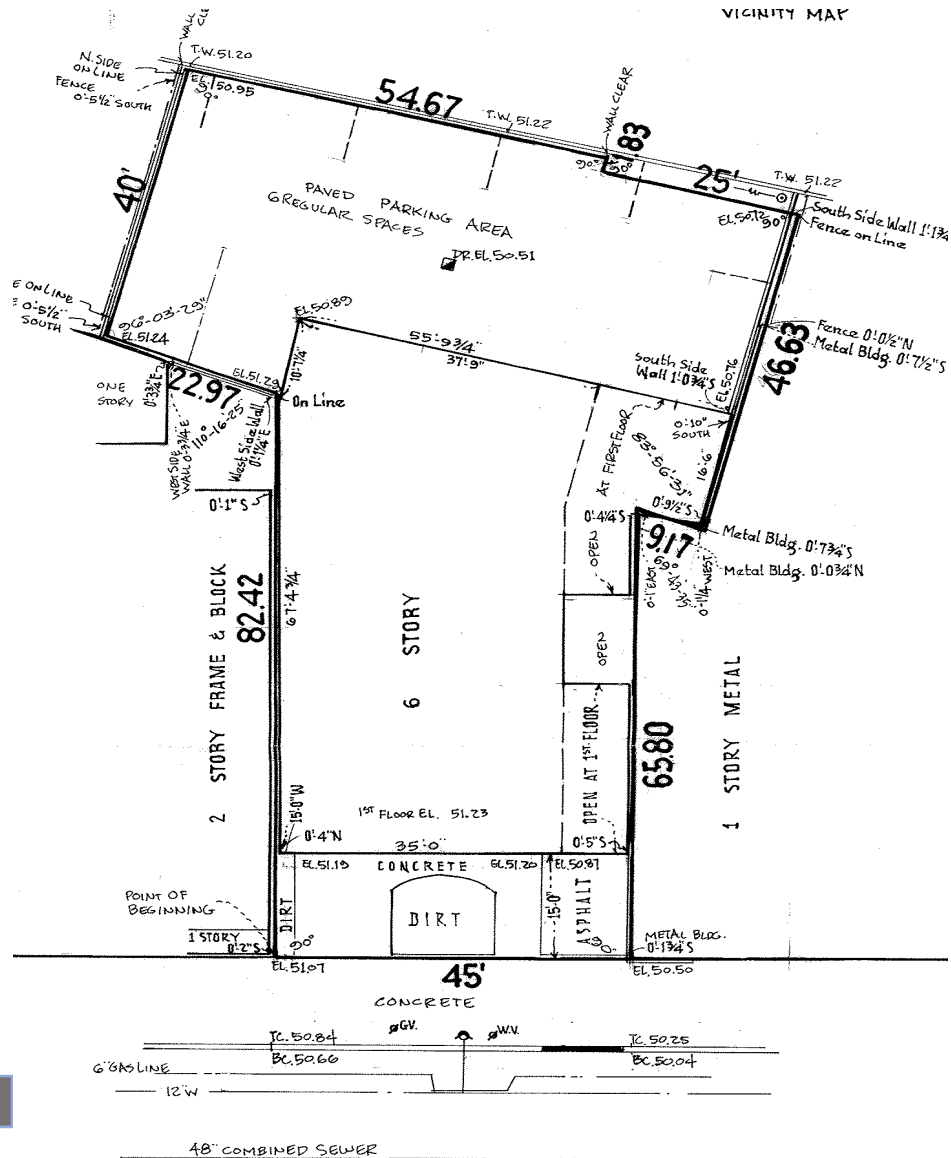
FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

Continued

PROPERTY SURVEY

PROPERTY PHOTOS BROOKLYN, NEW YORK



PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

Continued

Property Aerial

PROPERTY PHOTOS

BROOKLYN,
NEW YORK

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

PROPERTY
PHOTOGRAPHS

