



This multi-family investment property features six rent-stabilized units, will be delivered with four vacant and two occupied. It provides long-term potential for investors looking for stable income and the chance to increase rental rates and enhance value through renovations, making it a strong long term opportunity.

SIX FAMILY

Block & Lot: 01049-0006
 Building SQ. FT.: 4,200
 Building Dimensions: 25.83 ft x 52.83 ft
 Lot Dimensions: 25 ft x 97.83 ft
 Zoning: R6B
 Roof Height: 32 ft
 Year Built: 1931
 Stories: 3
 Residential FAR: 2
 Facility FAR: 2
 FAR as Built: 1.72
 Maximum Useable Floor Area: 4,892
 Useable Floor Area As Built: 4,207

RENTS:

Rental 1L (RS)	\$2,016
Rental 1R (RS)	\$577
Rental 2L (RS-Occupied)	\$1,074
Rental 2R (RS)	\$1,168
Rental 3L (RS-Occupied)	\$1,021
Rental 3R (RS-V)	\$0
Rent Estimate	\$5,857
Annual Rent Roll Estimated	\$70,278

EXPENSES:

Taxes	\$12,189
Insurance	\$3,362
Fuel - Gas	\$3,895
Water & Sewer	\$6,097
Utilities	\$1,000
Total	\$26,543



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