



CENTURY 21
Realty First

ONCE IN A LIFETIME DEAL!

DESCRIPTION

Introducing one-of-a-kind Brick 20-Family in the most desired neighborhood, Bath Beach of Brooklyn, NY. This gem has a building size of **60 x 78** sitting on a **60 x 97** lot. Total 18,720 living SF. This property features 20 apartments. Most of the units have been updated. 3 units with 3 bedrooms with a Kitchen and living room and Dining room (6 rooms); 9 units with 2 bedrooms and a Kitchen and living room and Dining room (5 rooms); 8 units with 1 bedroom and a Kitchen and living room and Dining room (4 rooms). This investment generates a gross income of \$297,840/yr, with 10 leases for renewal ready with a boost of rent increase. The building offers a Cap Rate that is about 6.25%. This high-income building combines consistent cash flow with future growth potential.

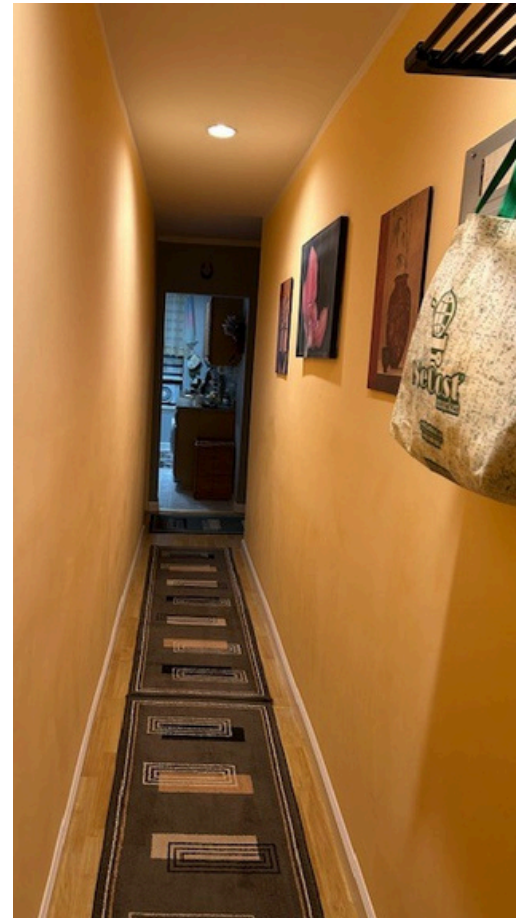
ADDITIONAL FEATURES AND LOCATIONS

Other features include A super resident in the building, maintaining all apartments while keeping them in good condition. Nice and clean basement updated new flashing on roof, and most mechanical equipment updated in the last 10 years, hot water tank brand new. The building is located on a beautiful tree-lined street, just a few minutes away from 86th St, restaurants, convenience stores, supermarkets, banks, shopping, Dyker Park, and Dyker Golf Course; Bus stations, and the Belt Parkway express to the city. Won't last!



8794 15th Ave Brooklyn NY 11228

SOME PHOTOS



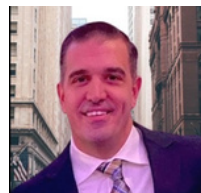
FUN FACT:
15 UNITS ARE RECENTLY RENOVATED

RENT ROLL

APT	BEDROOMS	LEASE TERM	RENT
1A	2	02/01/2024-01/31/2026	\$1345
2A	1	11/13/2024-11/30/2026	\$1354
3A	2	03/01/2025-02/28/2027	\$1040
4A	2	12/01/2024-11/30/2026	\$1181
5A	2	11/01/2025-10/31/2027	\$1419
1B	3	11/01/2024-10/31/2026	\$1417
2B	2	02/09/2024-11/30/2026	\$1418
3B	2	01/04/2025-03/31/2027	\$908
4B	1	05/01/2024-03/31/2026	\$1160
5B	1	01/01/2025-12/31/2026	\$1326
1C	3	SUPER	1500+500(MAINT)
2C	2	04/01/2023-03/31/2026	\$1378
3C	2	11/01/2025-10/31/2027	\$1163
4C	1	09/01/2025-10/31/2027	\$1303
5C	1	11/1/2025-10/31/2027	\$1350

APT	BEDROOMS	LEASE TERM	RENT
1D	3	03/01/2025-02/28/2027	\$1522
2D	2	04/01/2024-03/31/2026	\$1312
3D	2	09/01/2025-08/31/2027	\$1059
4D	1	12/31/2024-01/31/2026	\$1299
5D	1	03/01/2025-02/28/2027	\$872
Total a Month			\$24,820
Total A Year			\$297,840
Yearly Expenses			
Electric			\$1,700
Gas			\$17,922
RE Tax			\$48,244
Water			\$18,641
Insurance			\$16,448
Total Expenses			\$102,955
Net Income			\$194,885

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