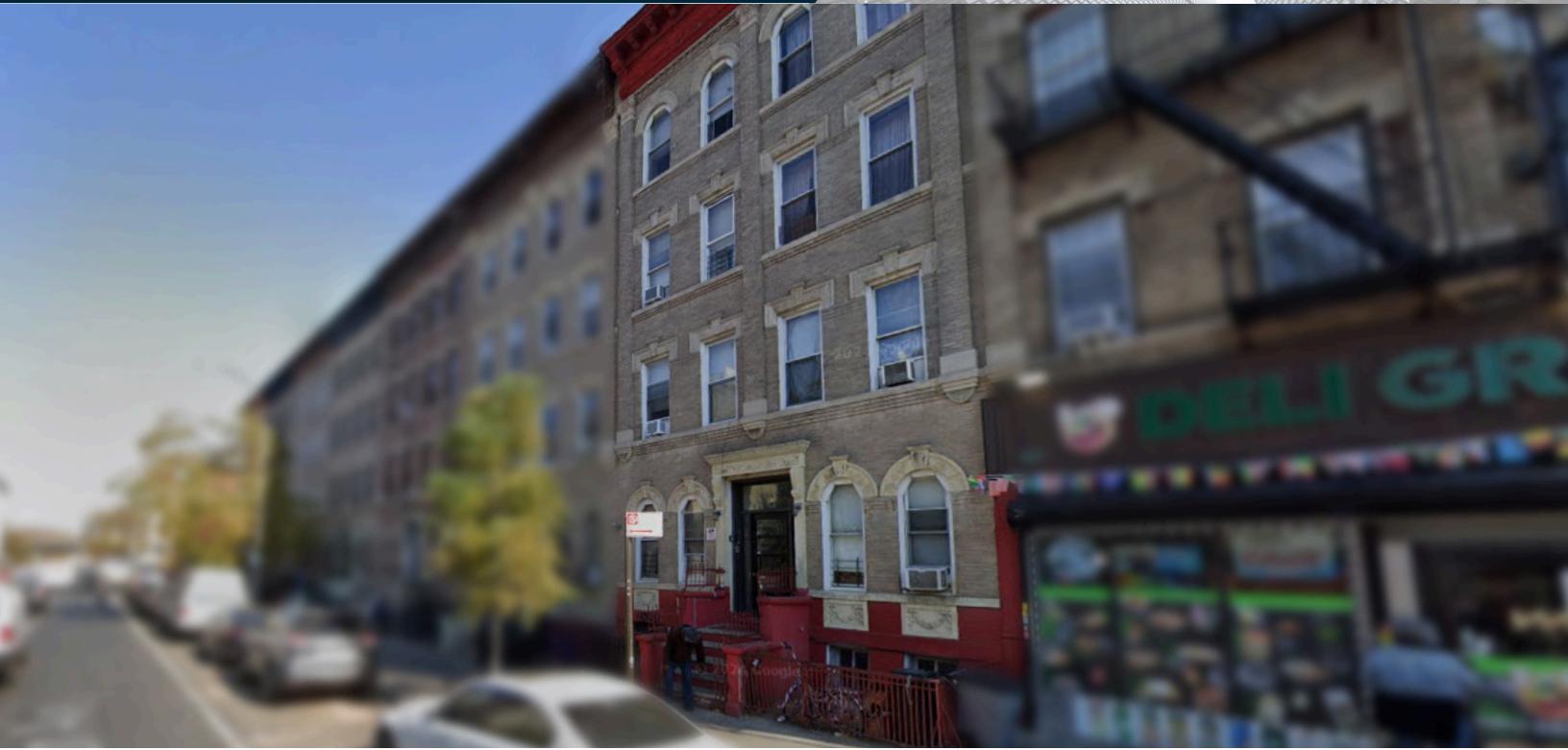


**97 KINGSTON AVENUE
BROOKLYN, NY 11213**

**MULTIFAMILY
FOR SALE**



DESCRIPTION:

+/- 7,768 SF Four-story rental building, consisting of 8 large apartments. Walking distance to restaurants, shops, playground, library, and public transportation.

NOI:	\$136,938
CAP RATE:	8.6%
PRICE:	\$1,590,000

Demographics	1 Mile	2 Mile
Population	190,376	717,564
MHI	\$67,699	\$67,008

REBECCA PLOTZ

Licensed Real Estate Salesperson
Cell: 917.826.2633
rplotz@signaturepremier.com

SIGNATURE
PREMIER PROPERTIES
190 Laurel Rd, East Northport, NY 11731 

All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. Images obtained from Google Maps.

97 KINGSTON AVENUE
BROOKLYN, NY 11213

**MULTIFAMILY
FOR SALE**

RENT ROLL

	MONTHLY	ANNUAL	LEASE EXP
1 - 2 Bedroom RS	\$1,137.45	\$13,649.40	8/31/26
2 - 3 Bedroom RS	\$1,844.91	\$22,138.92	2/28/27
3 - 3 Bedroom RS	\$1,697.75	\$20,373	12/31/26
4 - 3 Bedroom RS	\$1,058.44	\$12,701.28	9/30/27
5 - 2 Bedroom RS	\$963.16	\$11,557.92	10/31/27
6 - 3 Bedroom RS	\$1,458.40	\$17,500.80	8/31/26
7 - 3 Bedroom RS	\$2,950	\$35,400	MTM
8 - 3 Bedroom FM	\$3,200	\$38,400	9/30/27
TOTAL INCOME	\$14,310.11	\$171,721.32	

*RS Rent Stabilized

*FM Fair Market

EXPENSES

Taxes	\$12,943
Insurance	\$7,000
Water/ Sewer	\$9,000
Heat	\$5,000
Electric	\$840
Total Expenses	\$34,783

REBECCA PLOTZ

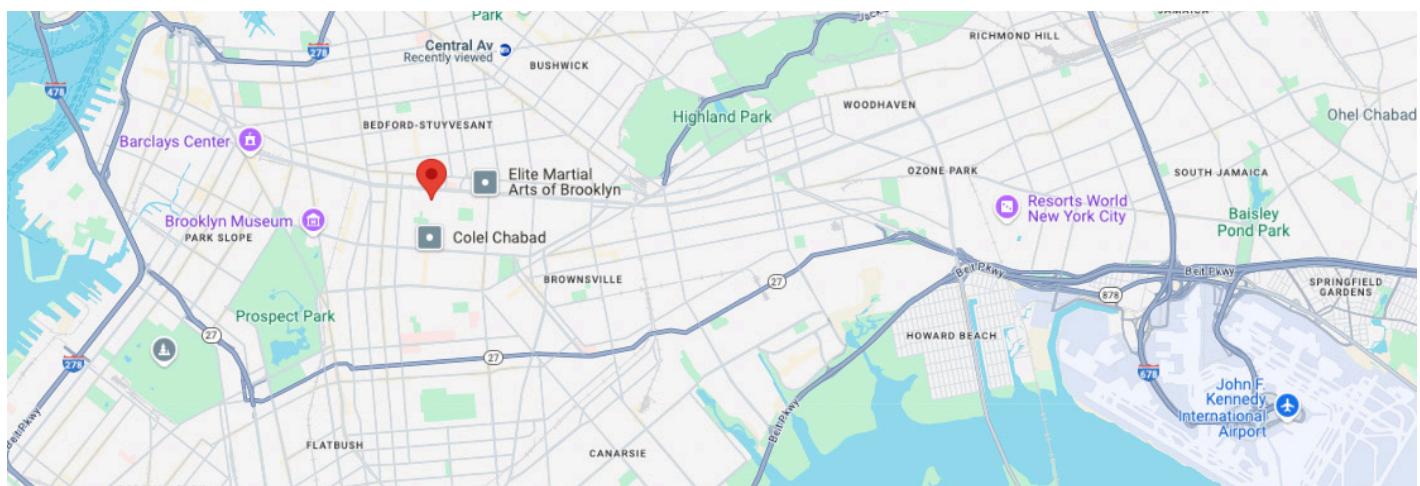
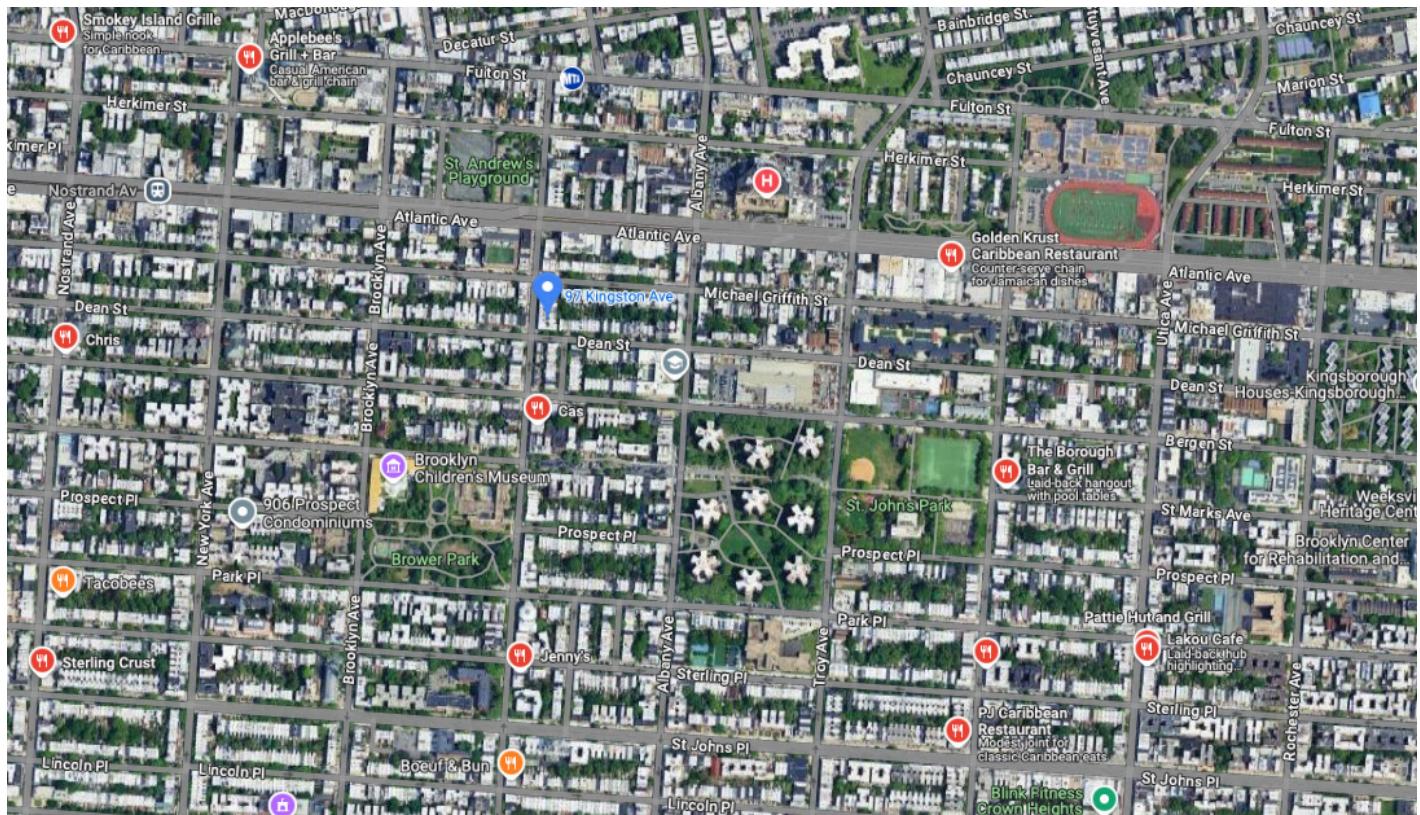
Licensed Real Estate Salesperson
Cell: 917.826.2633
rplotz@signaturepremier.com

SIGNATURE
PREMIER PROPERTIES
190 Laurel Rd, East Northport, NY 11731 

97 KINGSTON AVENUE BROOKLYN, NY 11213

MULTIFAMILY FOR SALE

AERIAL MAP



REBECCA PLOTZ

Licensed Real Estate Salesperson
Cell: 917.826.2633
rplotz@signaturepremier.com

SIGNATURE
PREMIER PROPERTIES

190 Laurel Rd, East Northport, NY 11731



All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. Images obtained from Google Maps.