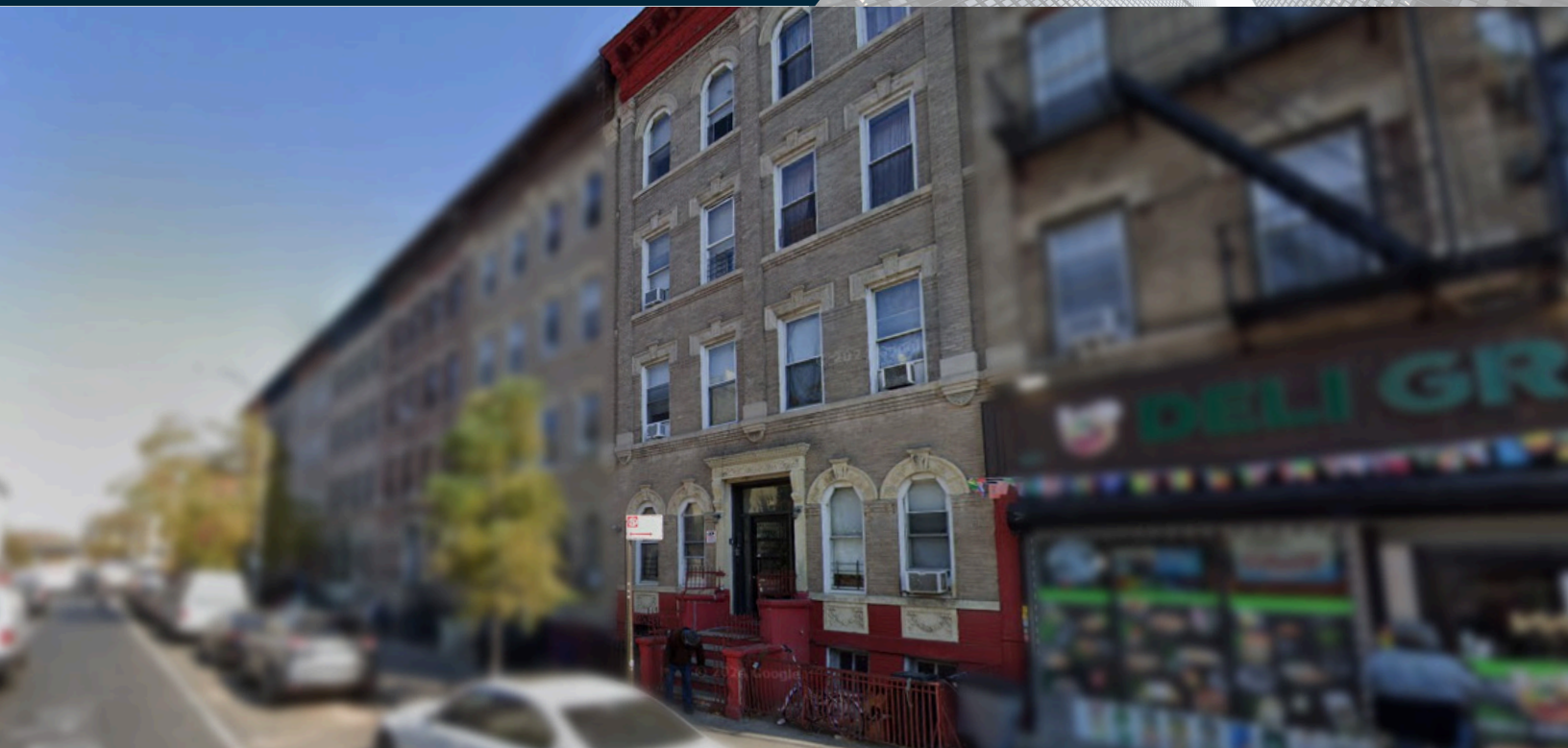


**97 KINGSTON AVENUE**  
BROOKLYN, NY 11213

**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



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# 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
<b>TOTAL INCOME</b>	<b>\$14,310.11</b>	<b>\$171,721.32</b>	

\*RS Rent Stabilized

\*FM Fair Market

### EXPENSES

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

### REBECCA PLOTZ

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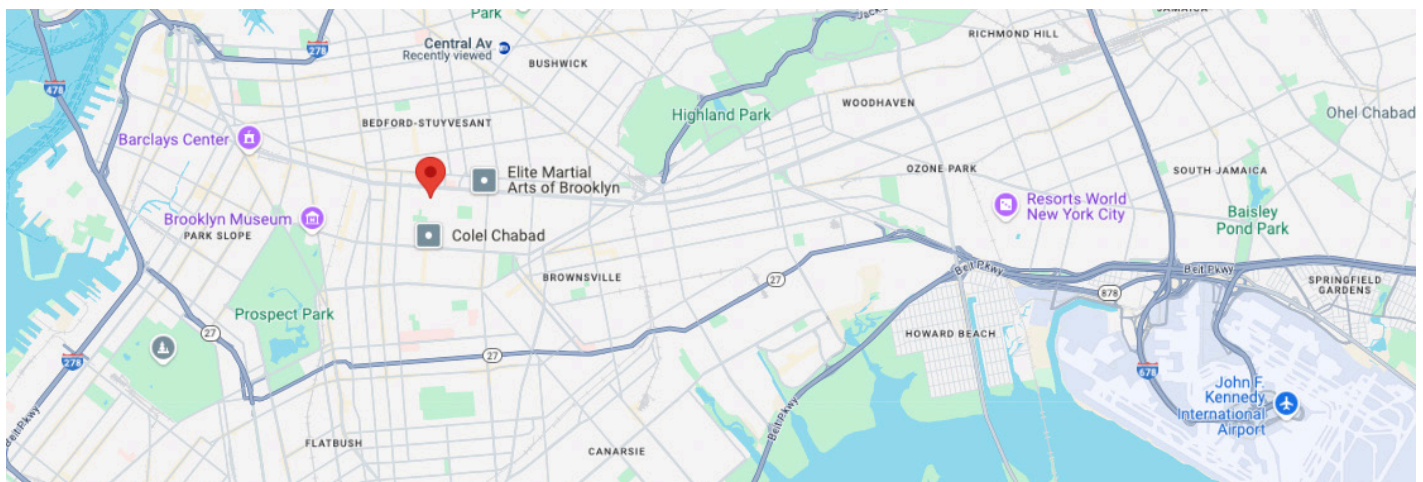
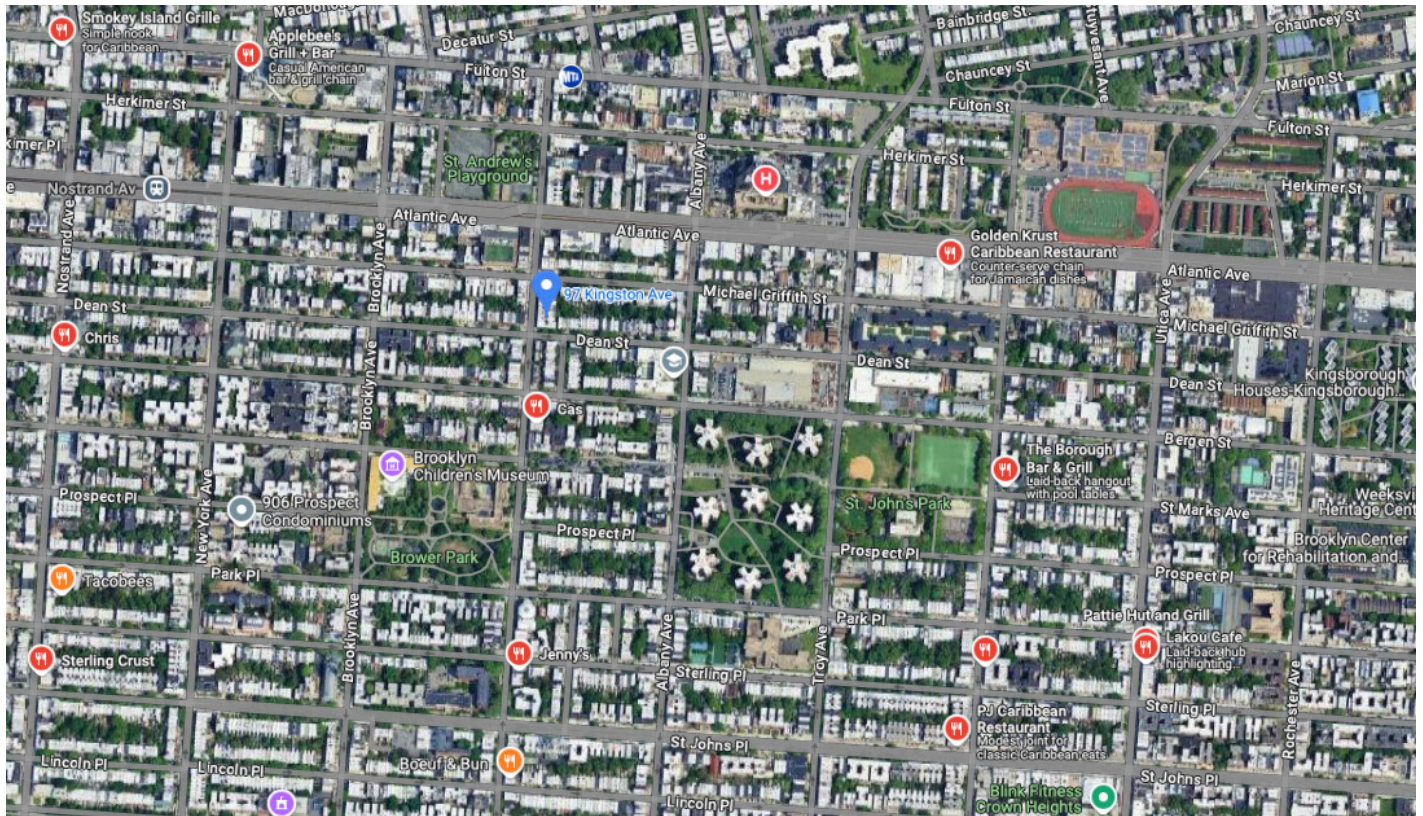
rplotz@signaturepremier.com



**97 KINGSTON AVENUE**  
BROOKLYN, NY 11213

**MULTIFAMILY  
FOR SALE**

**AERIAL MAP**



**REBECCA PLOTZ**

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**SIGNATURE**  
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