



Alpha Realty

Investment Sales

731 E 32nd St, Brooklyn, NY 11210

Flatbush

4-Story Building | 6 Apartments | 4,860 SF

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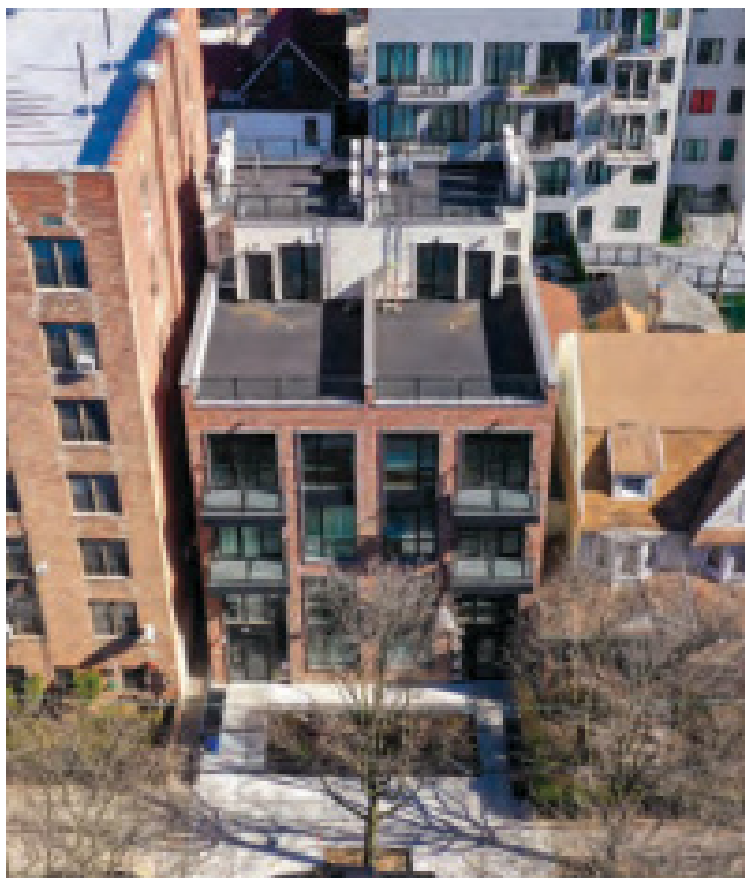
731 E 32nd St, Brooklyn, NY 11210

Between Glenwood Rd & Avenue H

4-Story Building | 6 Apartments | 4,860 SF

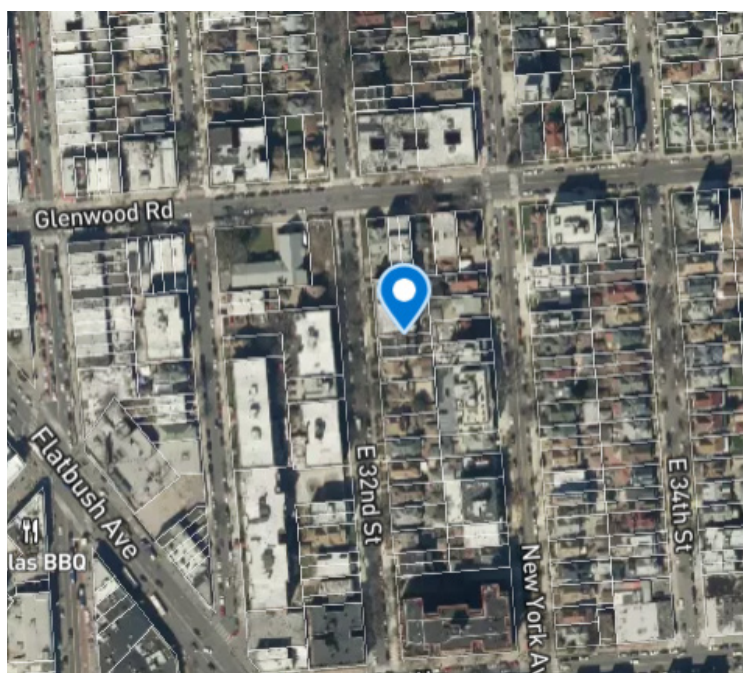
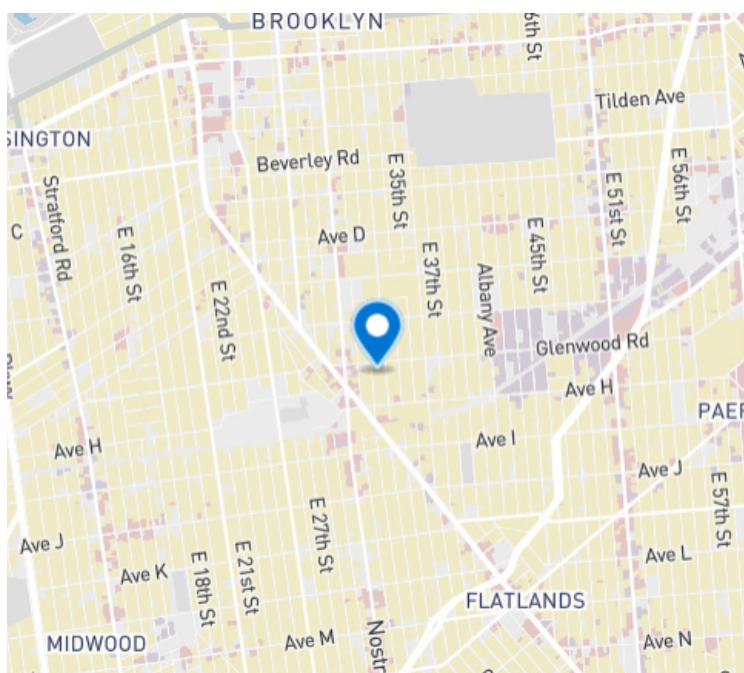
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Investment Sales



PROPERTY OVERVIEW

Neighborhood	Flatbush
Block/Lot	07560/0032
Lot Size	20 ' X 102.5'
Building Size	20 ' X 65'
Building SF	4,860 SF
Building Type	4-story/Walk-up
Total Apartments	6
Layouts	3/3, 1/4.5, 2/5.5
Total Rooms	24.5
Zoning	R6
FAR (built/allowed)	2.37/2.43
Taxes (24/25)	\$1,903
HPD Violations	None
Year Constructed	2021



\$2,850,000 | **\$586** | **13.2X** | **6.9%**
ASKING PRICE \$/SF GRM CAP



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FINANCIAL OVERVIEW

INCOME:

APARTMENTS (6 units)*	\$	220,272
VACANCY/CREDIT LOSS	\$	(4,405)
EFFECTIVE GROSS INCOME	\$	215,867

ESTIMATED EXPENSES:

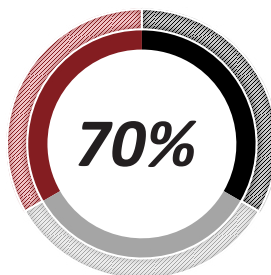
TAXES (24/25)	\$	1,903
WATER & SEWER	\$	3,500
HEATING		TENANTS PAY
MANAGEMENT FEE (3%)	\$	6,547
ELECTRIC	\$	1,000
INSURANCE	\$	4,500
REPAIRS, MAINTENANCE & MISC (\$500/UNIT)	\$	3,000
TOTAL EXPENSES	\$	20,379

NET OPERATING INCOME	\$	195,488
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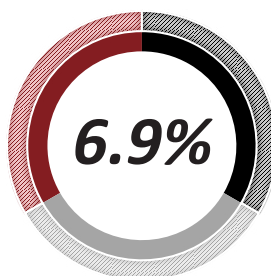
*Rent Roll available upon request



PRICE/SF



FREE-MARKET



CAP RATE

DETAILS & HIGHLIGHTS

- Newly developed walk-up building with a total of 6 luxury residential units
- The building is 65' deep, offering spacious unit layouts with high ceilings
- New 35-year Affordable NY Tax Abatement 70% Free-Market/30% Affordable
- The property is located in the Flatbush section of Brooklyn, near shopping, dining and entertainment options
- Within walking distance to the Flatbush Avenue Station (2 train)

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