

STREET SIGNS REALTY LLC

WILLISTON PARK, NY 11596

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Brooklyn Apartment Building For Sale

17 & 19 HILL ST BROOKLYN NY 11208

Two 3 Story Building . Consisting of 12 total units, with 6 Free Market Rent Apartments and 6 Rent Stabilized Apartments. ALL Two Bedroom Apartments.

ALL DATA APPROXIMATE & PROJECTED. TO BE VERIFIED BY PURCHASER! PRICING UPON REQUEST. ALL DATA NOT GUARANTEED TO THE EXACT PENNY.

Gross Annual Income* Includes Pro Forma Rent	\$270,900
Real Estate Taxes	\$52,928
Operating Expenses	\$45,000
Net Operating Income*	\$172,928

Property		
Block/Lot	4165/50	
Lot Dimensions	54.75X 100	(Approx)
Lot SqFt	5475 sqft	(Approx)
Building Dimensions	52 X 46 irrg	(Approx)
Stories	3	
Total Building SF	7452 sqsf	(Approx)
Zoning	R5	

Description: 12 Unit Apartment Building

Unit	Type	Status	Lease Exp	Current Monthly Rent	Annual Rent
1L	2BR/1B	FM	2/25	\$2100	\$25,200
1R	2BR/1B	RS	10/24	P\$1838/L1890	\$22,056
2L	2BR/1B	RS	6/25	L\$1795	\$21,540
2R	2BR/1B	FM	4/25	\$2000	\$24,000
3L	2BR/1B	RS	2/25	L\$1124	\$13,428
3L	2BR/1B	FM	VACANT		
1L	2BR/1B	FM	3/25	\$2000	\$24,000
1R	2BR/1B	FM	1/25	\$2000	\$24,000
2L	2BR/1B	RS		L\$1515	\$18,180
2R	2BR/1B	RS	12/24	P\$2047/L2447	\$24,564
3L	2BR/1B	FM	2/25	\$1900	\$22,800
3R	2BR/1B	RS	10/24	P\$1914/L2527	\$22,968

DATES AND NUMBERS ARE CLOSE ACCOUNTING BUT NOT EXACT TO THE PENNY