

Alpha Realty

Investment Sales

452 Harman Street Brooklyn, NY

Bushwick

Multifamily Building | 6 Apartments
4,762 SF

Lev Mavashev

Principal
(212) 658-0979
Lev@alpharealtyny.com

Daniel Aminov

Senior Associate
(212) 658-0959
Daminov@alpharealtyny.com

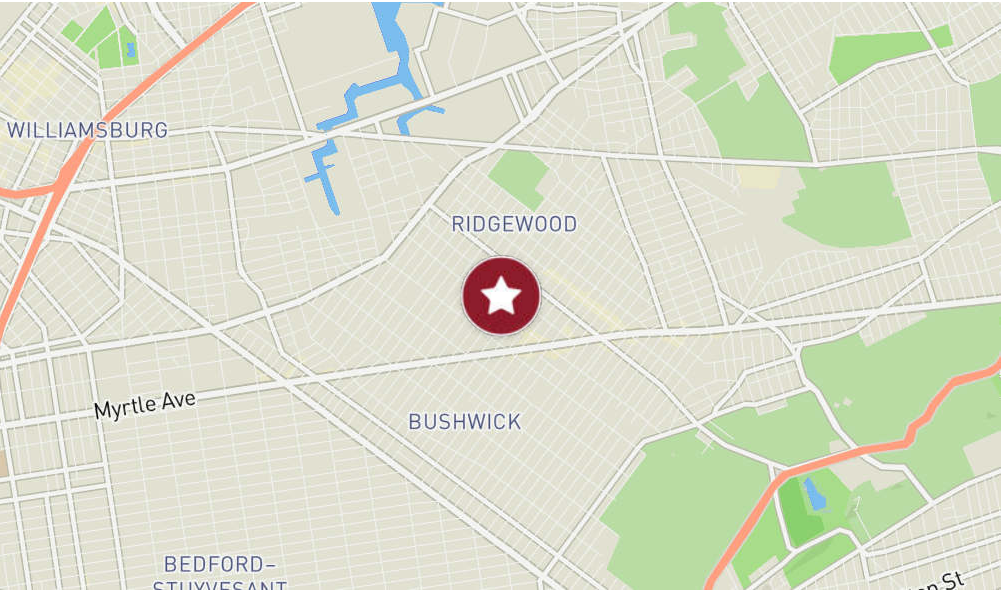


PROPERTY OVERVIEW

452 Harman Street, Brooklyn, NY 11237

*Between Wyckoff Avenue & St Nicholas Avenue
6 Apartments / 4,762 SF*

Neighborhood	Bushwick
Block & Lot	03291-0019
Lot Size	20 ft x 100
Building Size	20 ft x 56.25
Building SF	4,762 SF
Building Type	4-story/Walk-up
Total Apartments	6
Zoning	R6
FAR (built/allowed)	2.38/2.43
Taxes (26/27)	\$21,000 (Class 2A)
HPD Violations	1/A, 2/I
Year Built	1901



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

FINANCIALS

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INCOME

APARTMENTS (6 units)*	\$271,380
VACANCY/CREDIT LOSS	-\$13,569
EFFECTIVE GROSS INCOME	\$257,811

ESTIMATED EXPENSES

TAXES		\$21,122
WATER & SEWER		\$3,900
PAYROLL		\$8,500
MANAGEMENT FEE	4%	\$10,855
ELECTRIC		\$1,191
INSURANCE		\$8,400
REPAIRS AND MAINTENANCE	\$500	\$3,000
TOTAL EXPENSES		\$56,968

NET OPERATING INCOME	\$200,843
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*Rent Roll available upon request.

Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

INVESTMENT HIGHLIGHTS

- Nestled in the vibrant Bushwick neighborhood of Brooklyn, 452 Harman Street offers an exceptional investment opportunity with a prime block and lot (03291-0019).
- Boasting a generous building size of 20 ft x 56.25 ft, this property spans 4,762 SF, providing ample space for diverse residential potential.
- With 6 thoughtfully designed apartment units, this 4-story walk-up building promises a steady income stream in a rapidly developing area.
- Built in 1901, the property's classic architecture offers both charm and character, perfectly positioned within an R6 zoning district, adding to its versatility for future projects
- Priced attractively at \$3,250,000, the purchase price translates to \$682 per square foot, offering great value in one of Brooklyn's most sought-after neighborhoods.
- Generating a robust net operating income (NOI) of \$195,065 and a competitive 6% cap rate, this property represents a solid, income-generating investment with significant potential for long-term growth.

\$3,250,000

ASKING PRICE

\$682

\$/SF

12.6X

GRM

6.0%

CAP

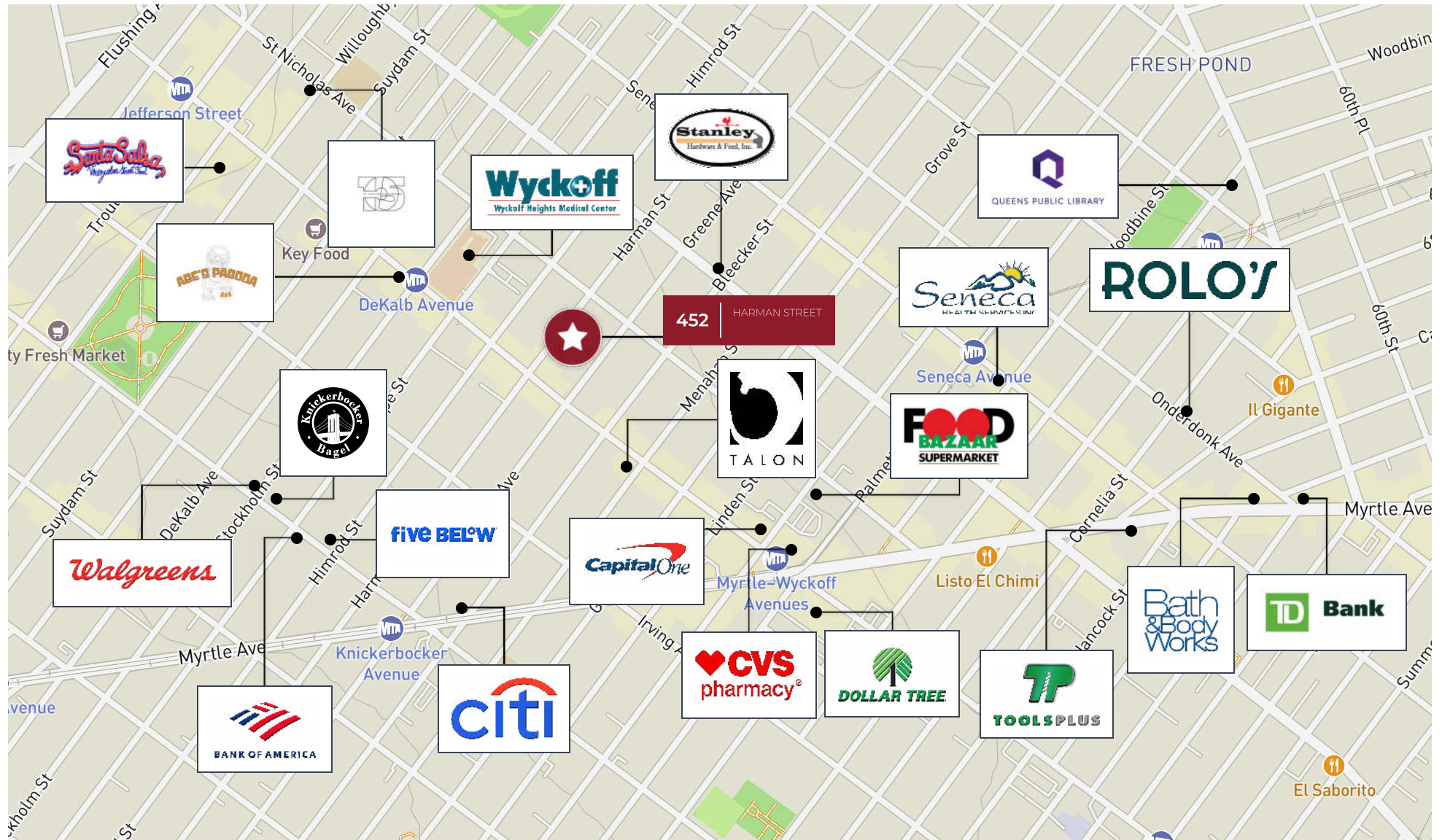
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AERIAL VIEWS

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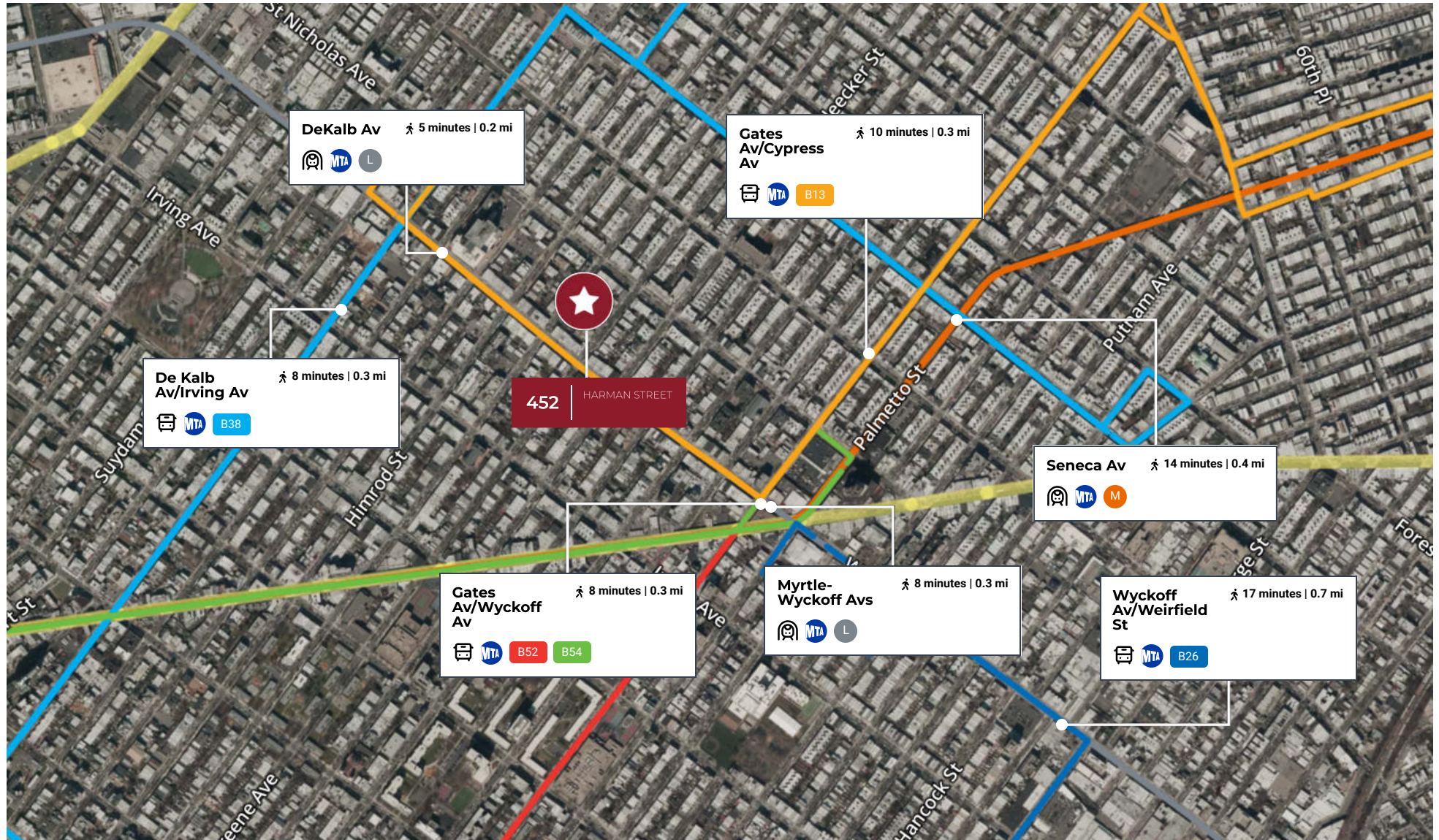


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TRANSPORTATION MAP

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Lev Mavashev

Principal

(212) 658-0979

Lev@alpharealtyny.com

Daniel Aminov

Senior Associate

(212) 658-0959

Daminov@alpharealtyny.com

Dasha Dadobaeva

Associate

(212) 658-0870

Dasha@alpharealtyny.com

Jake Gluck

Director of Capital Markets

(212) 658-0291

Jgluck@alpharealtyny.com

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