

29
BROOKLYN
AVENUE
BEDFORD-STUYVESANT

BRIDGE
advisory group

OVERVIEW

29 Brooklyn Avenue is a five-story multifamily building located in the Bedford-Stuyvesant neighborhood of Brooklyn. The property was built in 1910 and contains 20 residential units within approximately 15,440 SF of building area on a 4,140 SF lot measuring approximately 36' x 115'.

The property is classified as a C1 multifamily building without stores and includes six rent-stabilized units, providing an established residential income profile. The building has also undergone renovations, with apartments featuring updated kitchens and bathrooms, hardwood flooring, central air conditioning, and select units with private outdoor space.

7.5%

CAPRATE

20

UNITS

65%

Free Market

15,440

SQ FT



Address	29 Brooklyn Avenue, Brooklyn, NY
Asking Price	\$5,100,000
Neighborhood	Bedford-Stuyvesant
Description	Multi-Family Walk-Up Building
Block & Lot	1869/7
GFA	15,440
Stories	5
Units	20 Units
Free Market Units	13 (65%)
Year Built	1910
Zoning	R6A
Lot Dimensions	36 ft x 115 ft
Lot SF	4,140
'26/'27 Taxes	\$133,706.00

RESIDENTIAL RENT ROLL

Unit No.	Status	Lease Expiration	Legal Rent	Monthly Rent
1A	FM	Nov 2026		\$2,650.00
1B	FM	Variable (Rented Room to Room)		\$4,417.00
1C	RC	Nov 2028	\$293.00	\$293.00
1D	FM	Jul 2026		\$4,100.00
2A	RS	Oct 2026	\$3,130.00	\$2,289.00
2B	RS	Sep 2026	\$1,240.00	\$1,240.00
2C	RC	Nov 2028	\$427.00	\$427.00
2D	FM	Variable (Rented Room to Room)		\$3,608.00
3A	FM	Variable (Rented Room to Room)		\$3,262.00
3B	FM	Variable (Rented Room to Room)		\$6,219.00
3C	FM	Variable (Rented Room to Room)		\$4,547.00
3D	FM	Feb 2027		\$3,100.00
4A	RS	Nov 2027	\$831.00	\$831.00
4B	RS	Jul 2027	\$797.00	\$797.00
4C	FM	Variable (Rented Room to Room)		\$4,353.00
4D	FM	Dec 2026		\$2,925.00
5A	FM	Aug 2026		\$3,212.00
5B	FM	Mar 2027	\$3,000.00	\$3,000.00
5C	FM	Nov 2026		\$3,150.00
5D	RS	May 2026	\$1,612.00	\$1,612.00

INCOME OVERVIEW

Total Gross Income (Monthly)	\$56,032.00
Total Gross Income (Annual)	\$672,384.00
Credit / Vacancy Loss (3%)	-\$20,171.52
Total Effective Income (Annual)	\$652,212.48

EXPENSES

TYPE	Projection	% of EGI	Projected
Property Taxes	26 Actual	20.50%	\$133,706.00
Insurance	26 Actual	2.86%	\$18,661.00
Heat	25/26 Actual	3.44%	\$22,429.00
Electric	25/26 Actual	3.50%	\$22,810.00
Water & Sewer	25/26 Actual	2.59%	\$16,907.00
Repairs Maintenance	25/26 Actual	5.55%	\$36,182.00
Management	3%	3.00%	\$19,550.00
Total		41.44%	\$270,245.00

INVESTMENT OVERVIEW

NOI	\$381,967.48
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20-Unit Multifamily Asset

A five-story, 20-unit residential building offering a sizable income-producing multifamily footprint in Bedford-Stuyvesant.

Strong Transit Connectivity

Located just 0.14 miles from the Kingston–Throop A/C subway station and approximately 0.24 miles from the Nostrand Avenue LIRR station.

Established Bed-Stuy Location

Situated within a well-established residential neighborhood with strong rental activity and proximity to Fulton Street's retail, restaurants, and neighborhood amenities.

BUILDING PHOTOS



29
BROOKLYN
AVENUE
BROOKLYN, NY

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