



James P. Nelson
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Multi-Family
481423 Active

341 86th St
Brooklyn, New York 11209

L \$5,999,000

Price Change



Borough: **Brooklyn**
 Neighborhood: **Bay Ridge**
 Cross St 1: **3rd Av**
 Cross St 2: **4th Av**
 Bldg Type: **Semi-Detached**
 Type:
 Style:
 Block/Lot: **6034/67**
 Bldg Size: **50 x 90**
 Lot Size: **60 x 150**
 Lot Sqft: **9,010**
 Rd Frontage:
 Zoning: **R5B**
 Basement Type: **Full, Other**

Families: **21**
 Bedrooms: **42**
 Baths Full: **21**
 Baths Half: **0**
 Baths 3/4: **0**
 Tot Rms: **84**
 Apx Sqft: **16,590**
 Stories: **4**
 Waterfront:
 Year Built: **1917**
 Hndcap Acc: **Unknown**
 A/C Units: **0**
 Cert Occup:
 Tax Yr \$: **\$88,212**
 Own Occup: **No**
 Sale Type: **Arm's Length**

	Rooms	Beds	Baths
Level 1:	24	12	6.00
Level 2:	20	10	5.00
Level 3:	20	10	5.00
Level 4:	20	10	5.00

Type: **3 Bedrooms** BR: **3** FB: **1** Floor/Unit#: **B** Current Rent: **\$1,995** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **5** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **1st** Current Rent: **\$912** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **1st** Current Rent: **\$799** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **1 Bedroom** BR: **1** FB: **1** Floor/Unit#: **1st** Current Rent: **\$1,399** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **1st** Current Rent: **\$1,531** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **2 Bedrooms** BR: **4** FB: **1** Floor/Unit#: **1st** Current Rent: **\$1,830** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **2** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **3 Bedrooms** BR: **3** FB: **1** Floor/Unit#: **2nd** Current Rent: **\$1,954** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **5** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **2 Bedrooms** BR: **4** FB: **1** Floor/Unit#: **2nd** Current Rent: **\$1,501** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **2** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **1 Bedroom** BR: **3** FB: **1** Floor/Unit#: **2nd** Current Rent: **\$1,600** Increase/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Electric/yr:
 Date Avail: Rooms: **1** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr: Heat/yr:

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **2nd** Current Rent: **\$1,550** Increase/yr: Electric/yr:



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Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 2 Bedrooms	BR: 2	FB: 1	Floor/Unit#: 2nd	Current Rent: \$1,482	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 3 Bedrooms	BR: 3	FB: 1	Floor/Unit#: 3rd	Current Rent: \$1,838	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 5	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 2 Bedrooms	BR: 2	FB: 1	Floor/Unit#: 3rd	Current Rent: \$1,461	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 1 Bedroom	BR: 1	FB: 1	Floor/Unit#: 3rd	Current Rent: \$1,549	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 3	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 2 Bedrooms	BR: 2	FB: 1	Floor/Unit#: 3rd	Current Rent: \$1,943	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 2 Bedrooms	BR: 2	FB: 1	Floor/Unit#: 3rd	Current Rent: \$1,275	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 3 Bedrooms	BR: 3	FB: 1	Floor/Unit#: 4th	Current Rent: \$852	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 5	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 2 Bedrooms	BR: 2	FB: 1	Floor/Unit#: 4th	Current Rent: \$661	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 1 Bedroom	BR: 1	FB: 1	Floor/Unit#: 4th	Current Rent: \$534	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 3	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 2 Bedrooms	BR: 2	FB: 1	Floor/Unit#: 4th	Current Rent: \$1,810	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:
Type: 2 Bedrooms	BR: 2	FB: 1	Floor/Unit#: 4th	Current Rent: \$1,811	Increase/yr:	Electric/yr:
Status: Leased	Tot BA: 1	3/4: 0	Ceiling Hgt:	Proj Rent:	Sec Dep:	Heat/yr:
Date Avail:	Rooms: 4	HB: 0	# Units:	Sqft/Unit:		Wat/Sew/yr:

FEATURES

Parking: Private Drive	Basement: Full, Other
Parking: 6+ Spaces, Parking Area	Heat Source: Oil
Flooring: Hardwood, Tile	Heat Delivery: Steam/Radiator
Roof: Flat, Rubber	Foundation: Block
Exterior: Brick	Electric: Circuit Breakers
Construction: Brick	Yard: Back, Side
Hot Water: Hot Water Coil in Boiler, Oil	Bldg Amenities: Laundry – Card Operated
Financing: 1031 Exchange, Bank Mortgage, Cash	
Features: Other	

Est Water/Sewer \$ Yr: 23,821.00	Est Fuel \$ Yr: \$38,407	Est Insure Yr: \$13,187	Est Tax \$ Yr: \$88,212
Gross Expenses: \$166,076	Rent Avg Mnthly:	Available Units:	Elec \$ Yr: \$2,450.00
Gross Income: \$417,426		Vacant Units:	



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Remarks:

Calling all investors looking for an amazing property in Bay Ridge. 21 units fully rented, 4 - 1 bedrooms, 13 - 2 bedrooms and 4 - 3 bedroom units. Building is 50x90 and the lot is 60x150 with R5B zoning. Amazing location with convenience to everything. Residential units are collecting \$30,285.51 monthly. Most of the units have been recently renovated. Coin operated laundry in the basement generating \$1,000 monthly and the best part is a private driveway leading to a parking area for 12-14 cars that can generate up to \$3,500 monthly. 7 year old Rubber Roof.

Prepared By: James Nelson

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