

# 72-20 67<sup>TH</sup> STREET



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW YORK  
PROPERTIES



### **Brian Meier**

Principal of The Meier Team at Berkshire Hathaway, Brian Meier leads the New York City real estate industry as a trusted asset to his clients and community for over three decades.

Meier has continuously risen as a leader in his industry by always putting his clients first and emphasizing the importance of authentic commitment, values, and standards. His comprehensive understanding of market identity and financial security, combined with his ability to navigate economic issues and new market entrants, sets him apart as a premier real estate liaison.

With The Meier Team, clients not only gain a trusted advisor and expert in their corner, but also a dedicated partner who is invested in their long-term success. It's not just a transaction, it's your future. Trust in Brian Meier and The Meier Team for unparalleled service and results in the world of New York City real estate.

The Meier Team expertise as your liaison brings established roots with trusted principals every step of the way. We bring value to our clients not just by bringing market identity to their spaces but by bringing peace of financial security. Our market and value acquisition analysis remains a trusted resource in our clients' portfolios. Our vigorous presence in each borough enables the effective understanding of new market entrants and economic issues to guide our proactive approach. We stand behind our beliefs, values and standards of authentic commitment which led us to the top of our industry. We take your vested interest as our own. With us it's not just a transaction, it's your future.

### **Doron Berenholtz**

Doron treats his real estate clients like family and does everything in his power to fulfill their needs while making the buying or selling process as simple as possible. "I will work around the clock for my clients and go above and beyond to find their dream home or sell their property in the shortest time possible."

Good karma and positive vibes are what he believes in and how he operates every day. That, along with strong listening, market knowledge, hard work, and dedication, makes him the right real estate agent any customer or client would put their trust in.

Working throughout Brooklyn, Bronx, Queens, and Manhattan, Doron delivers an exceptional level of service for which he's always been known. In addition, he specializes in distressed and investment properties with direct access to cash buyers. Born and raised in Fresh Meadows, Queens, and currently residing in Greenpoint, Brooklyn, he has enjoyed this great city from a variety of places and perspectives.

# Property Details



Asking Price: \$1,298,000

Address	2007 Bedford Avenue
Block & Lot	03700-0035
Stories	3
Building Dimmensions	28 ft x 68 ft
Total SF	5,712
Total Units	6
Residential Units	6
Retails Units	0
Zoning	13d
Lot Dimmensions	28 ft x 100 ft
Lot Size	2,800
Tax Class	2A
RE Tax Assessment (22/23)	Pending
Actual RE Taxes (22/23)	\$16,500

Category	72-20 67TH STREET
Property Tax	\$16,500
Water/Sewer	\$4,000
Heat/ Hot Water	\$7,500
Insurance	\$6,450
Super	\$2,400
Inspections	\$700
Income Tax	\$1,250
Misc. Repairs	\$2,500
Supplies	\$1,200
Exterminator	\$1,750
Total Yearly Expenses	\$44,200

Floor	Resident	Rent	Expiration
1R	Current Tenant	\$2,000	Expire 06/15/26
1L	Current Tenant	\$1,629.60	Expire 03/13/27
2L	Current Tenant	\$1,638	Expire 01/31/25
2R	Current Tenant	\$1,721	Expire 09/30/26
3L	Current Tenant	\$1,350	Expire 12/31/26
3R	Current Tenant	\$2,000	Expire 06/30/26
<b>Total</b>		<b>\$10,338.60</b>	

#### Investment Metrics (at \$1,298,000 Asking Price)

Metric	Value
Cap Rate	6.15%
Price Per Unit	\$216,333

#### Current Financial Summary

Gross Scheduled Income	\$124,063.20
Vacancy (3%)	\$3,750
Monthly Rent	\$10,338.60
Operating Expenses	\$44,200
<b>Total</b>	<b>\$79,827.20</b>



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