

600 WYONA STREET
BROOKLYN, NY 11207

**MULTIFAMILY
FOR SALE**



DESCRIPTION:

+/- 5,513 SF Three-story rental building, consisting of 6 two bedroom apartments. Walking distance to restaurants, shops, public transportation and parks.

NOI: \$122,188

CAP RATE: 8.7%

PRICE: \$1,397,000

Demographics	1 Mile	2 Mile
Population	114,760	717,564
MHI	\$35,049	\$67,008

REBECCA PLOTZ

Licensed Real Estate Salesperson

Cell: 917.826.2633

rplotz@signaturepremier.com

SIGNATURE
PREMIER PROPERTIES



190 Laurel Rd, East Northport, NY 11731



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RENT ROLL

	MONTHLY	ANNUAL	LEASE EXP
1R - 2 Bedroom RS	\$1,927.04	\$23,124.48	2/14/26
1F - 2 Bedroom RS	\$2,412.36	\$28,948.32	5/14/26
2R - 2 Bedroom RS	\$2,199.68	\$26,396.16	9/30/26
2F - 2 Bedroom RS	\$2,009.12	\$24,109.44	3/31/27
3R - 2 Bedroom RS	\$1,284.38	\$15,412.56	5/31/26
3F - 2 Bedroom RS	1,993.06	\$23,916.72	5/31/26
Basement Storage	\$1,200	\$14,400	MTM
TOTAL INCOME	\$13,025.64	\$156,307.68	

*RS Rent Stabilized

EXPENSES

Taxes	\$13,820
Insurance	\$5,600
Water/ Sewer	\$7,000
Heat	\$6,500
Electric	\$1,200
Total Expenses	\$34,120

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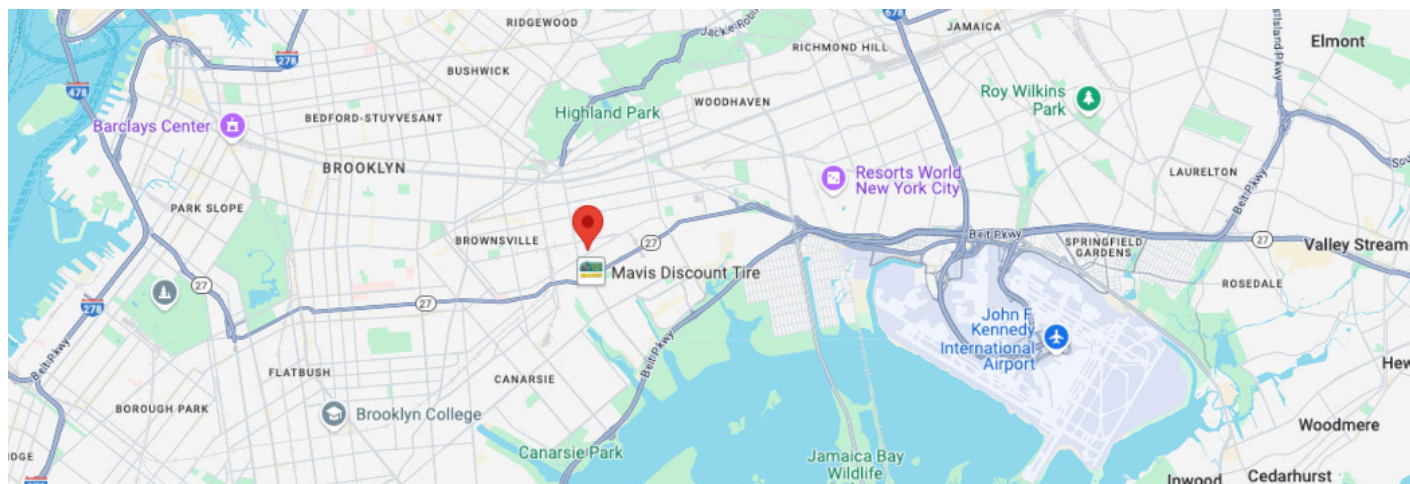
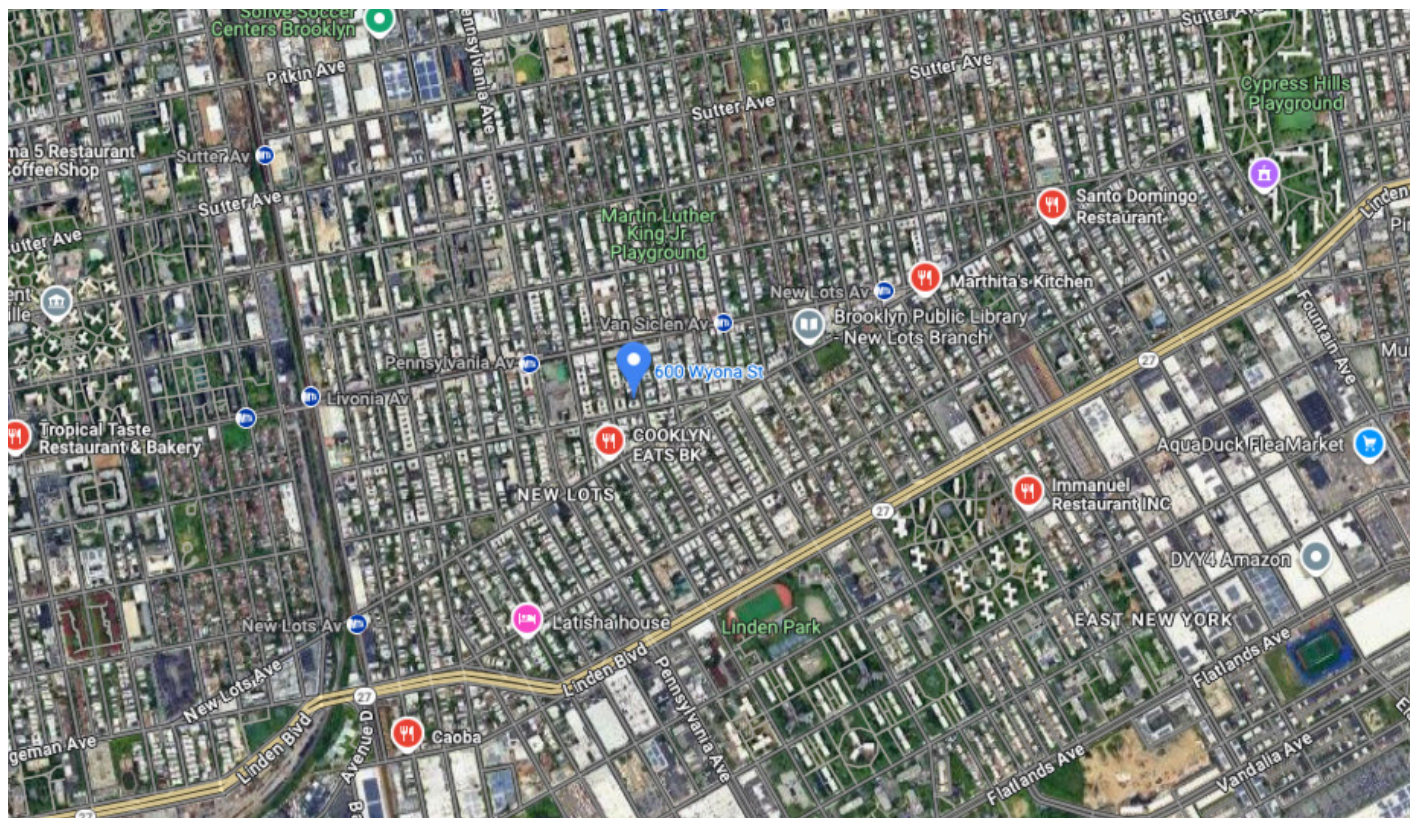
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AERIAL MAP



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