

**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**

	<b>MONTHLY</b>	<b>ANNUAL</b>	<b>LEASE EXP</b>
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
<b>TOTAL INCOME</b>	<b>\$13,025.64</b>	<b>\$156,307.68</b>	

\*RS Rent Stabilized

**EXPENSES**

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

**REBECCA PLOTZ**

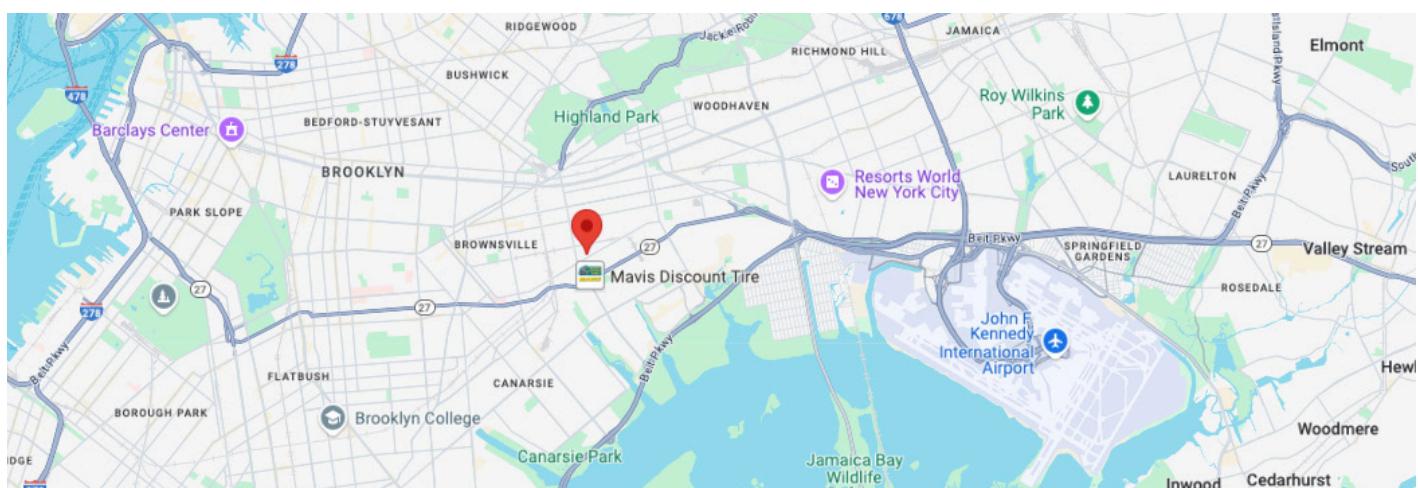
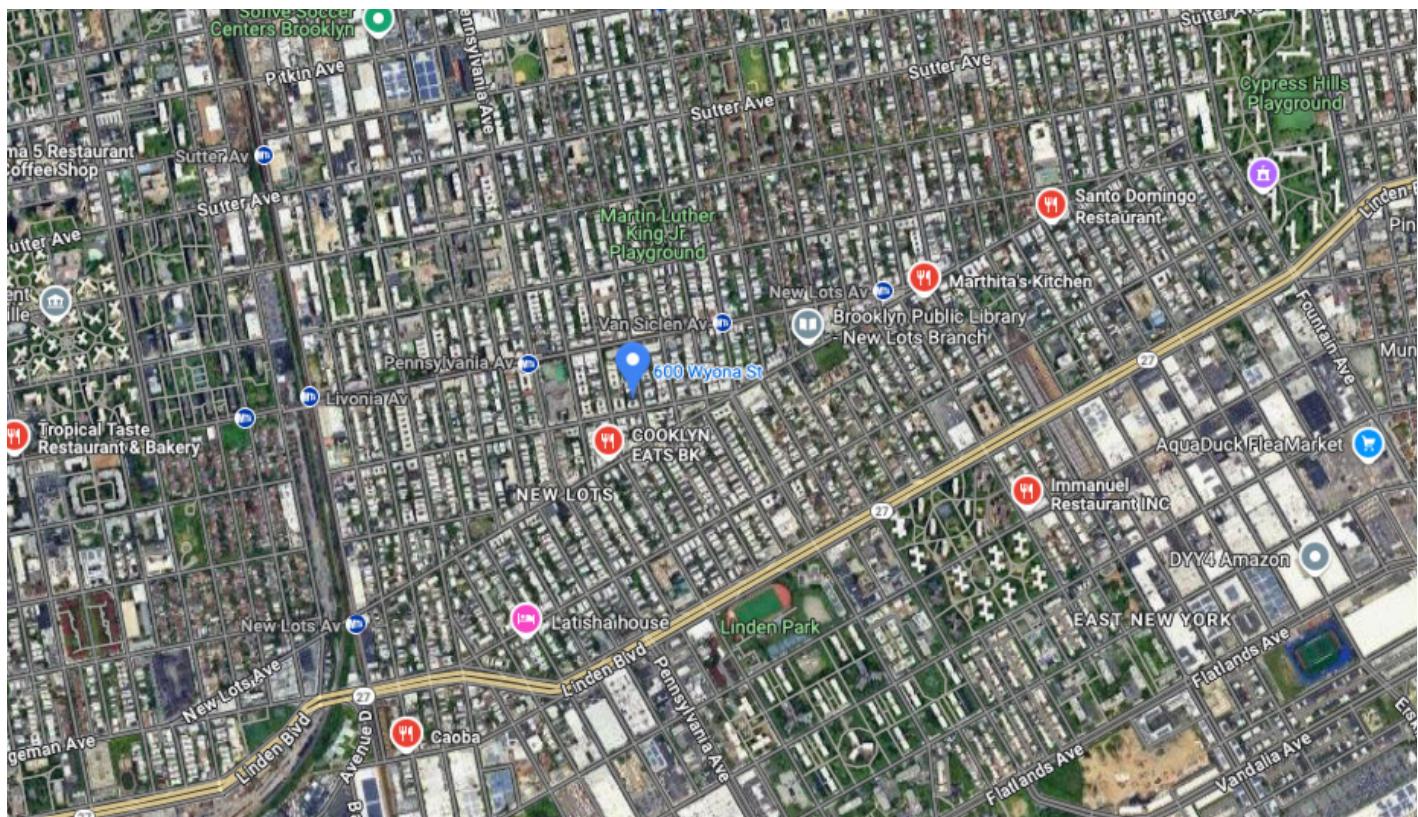
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**AERIAL MAP**



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