

2714 Avenue D, Brooklyn, NY 11226

4 Story Walkup Property FOR SALE



Property Information

Township	Ditmas Park/ Flatbush
Block	5214
Lot	11
Stories	4
Residential Units	24
Zoning	R6
FAR	3.54
Lot Dimensions	102.5' x 55'
Lot Size	5,643 sq ft
Building Size	20,000 sq ft
Taxes	313,740

MorningStar Capital Group Inc. is pleased to present FOR SALE a 4 story walkup apartment building located in the Ditmas Park/Flatbush section of Brooklyn.

2714 Avenue D is a 4-story walk-up multifamily building located between Rogers Avenue and East 28th Street, consisting of 24 residential units with average rent of \$1,309

The subject property is conveniently located within walking distance of Bedford Avenue, hosting many retail stores, thereby providing a great shopping experience for local residents.

Additionally, the property enjoys easy access to public transportation, being less than a 5 minute walk to the 5 2 Subway lines and a 2-5minute walk to the B8, B49 & B44 City Bus lines.

This is an ideal investment for somebody who is looking for current cash flow, in addition to the potential upside by increasing the current rents to market.

Investment Summary

Gross Income	\$377,124
Vacancy (2,5%)	(\$9,428)
Effective Gross Income	\$367,696
Total Forecasted Expenses	(\$146,631)
Net Operating Income	\$221,065

ASKING PRICE: \$ 4,200,000

24
Residential Units

\$377,124
Gross Income

\$221,065
Net Operating Income

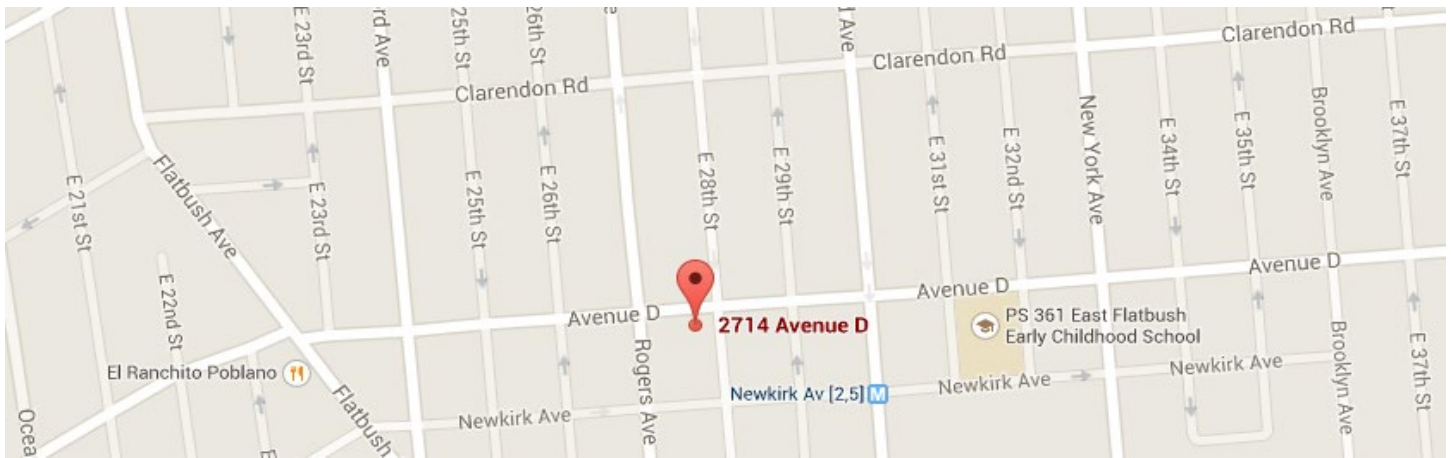
5.26%
Cap Rate

For More Information Please Contact Our Sales Agents Below:

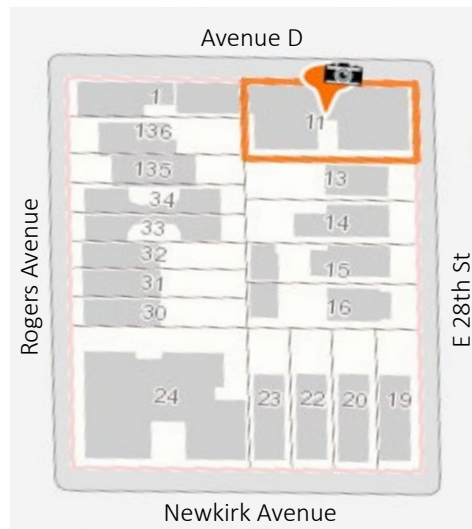
Noah Schmah
718.819.3939 x 203
347.389.4951
noah@morningstarcg.com

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Location Map



Tax Map



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Current Rent Roll

Apt #	Rooms	Monthly Rent	Annual Rent	Status
1A	3	1009	12,108	
1B	3	1400	16,800	In Legal
1C	4	1900	22,800	Vacant
1D	5	2000	24,000	Vacant
1E	4	1450	17,400	In Legal
1F	3	1450	17,400	Vacant
2A	3	1100	13,200	In Legal
2B	3	1300	15,600	In Legal
2C	3	1100	13,200	In Legal
2D	4	593	7,116	In Legal
2E	5	2000	24,000	Vacant
2F	3	1050	12,600	
3A	3	1025	12,300	
3B	5	1850	22,200	Vacant
3C	3	1200	14,400	
3D	4	1227	14,724	
3E	4	1000	12,000	
3F	3	1050	12,600	In Legal
4A	3	1040	12,480	In Legal
4B	4	1850	22,200	Vacant
4C	4	1800	21,600	Vacant
4D	4	583	6,996	
4E	4	1350	17,550	
4F	3	1100	13,200	In Legal
TOTALS	87	31,427.00	377,124.00	
Vacancy Allowance (2,5%)			(9,428)	
Effective Gross Income			367,696	
EXPENSES	Real Estate Taxes		41,000	
	Insurance		15,000	
	Fuel		25,000	
	Water-Sewer		23,000	
	Utilities		4,000	
	Payroll		15,600	
	Repairs & Maintenance		12,000	
	Managment (3%)		11,031	
		Total Expenses:	146,631	
		Net Operating Income:	221,065	

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