

Multi-Family
443739 Active

321 Milford St
Brooklyn, New York 11208

L \$1,350,000



Borough: **Brooklyn**
Neighborhood: **East New York**
Cross St 1: **Sutter ave**
Cross St 2: **Balke Ave**
Bldg Type: **Semi-Detached**
Type:
Style: **Other**

Block/Lot: **4262/10**
Bldg Size: **26 x 72**
Lot Size: **36 x 100**
Lot Sqft: **3,600**
Rd Frontage:
Zoning: **R5**
Basement Type: **Finished, Full, Separate**

Families: **4**
Bedrooms: **10**
Baths Full: **4**
Baths Half: **0**
Baths 3/4: **0**
Tot Rms: **24**
Apx Sqft:
Stories: **2**
Waterfront:
Year Built: **1925**
Hndcap Acc: **Unknown**
A/C Units: **0**
Cert Occup:
Tax Yr \$: **\$4,474**
Own Occup: **No**

Entrance, Walk-in, Other Sale Type: **Arm's Length**

	Rooms	Beds	Baths
Level 1:	10	4	2.00
Level 2:	11	5	2.00

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **1/Fro** Current Rent: **\$1,900** Increase/yr:
Electric/yr: Status: **Unknown** 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: Description: Features: **Heat Included,**
Oven/Range, RE Taxes,

Refrigerator, Water Included

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **1/Ba** Current Rent: **\$1,719** Increase/yr:
Electric/yr: Status: **Unknown** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep:
Heat/yr: Date Avail: Rooms: **5** HB: **0** # Units: Sqft/Unit:
Description: Features: **Heat Included, Oven/Range, RE Taxes,**
Water

Included

Type: **3 Bedrooms** BR: **3** FB: **1** Floor/Unit#: **2/Fro** Current Rent: Increase/yr:
Electric/yr: Status: **Unknown** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep:
Heat/yr: Date Avail: Rooms: **6** HB: **0** # Units: Sqft/Unit:
Wat/Sew/yr: Description: Features: **Heat Included,**
Oven/Range, RE Taxes,

Refrigerator, Water Included

Type: **2 Bedrooms** BR: **2** FB: **1** Floor/Unit#: **2/Ba** Current Rent: Increase/yr:
Electric/yr: Status: **Unknown** 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: Description: Features: **Heat Included,**
Oven/Range, RE Taxes,

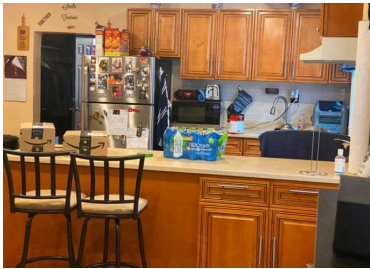
Refrigerator, Water Included

Parking: **Private Drive** Basement: **Finished, Full, Separate Entrance, Walk-in,**
Parking: **6+ Spaces, Detached Garage, Parking Area**
Flooring: **Carpeting, Hardwood, Laminate** Heat Source: **Gas**
Roof: **Flat, Rubber** Heat Delivery: **Steam/Radiator**
Exterior: **Brick** Foundation: **Poured Concrete**
Construction: **Brick** Electric: **Circuit Breakers**
Hot Water: **Gas** Yard: **Back, Front, Side, Fenced - Full**
Financing: **1031 Exchange, Assumption,** Bldg Amenities: **Secure Lobby**
Bank
Mortgage, Cash

Features: **Patio Garden, Refrigerator, Stove, Other**

Est Water/Sewer \$ Yr: 2,000.00	Est Fuel \$ Yr: \$3,000	Est Insure Yr: \$3,000	Est Tax \$ Yr: \$4,474
Gross Expenses: \$12,359	Rent Avg Mnthly:	Available Units:	Elec \$ Yr: \$526.00
Gross Income: \$100,968		Vacant Units:	

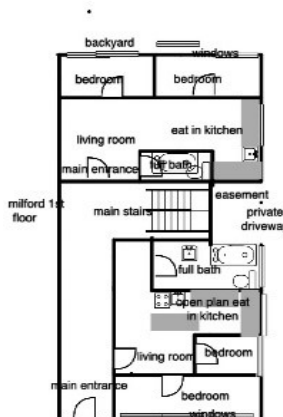
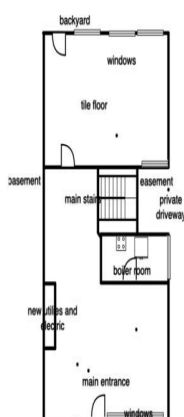
Remarks: **Brooklyn Milford Street Solid BRICK semi attached legal 4 family with 1 three bedroom & 3 Two bedroom apartment with huge living room & open plan modern kitchen! All new plumbing, gas line & electric in entire building! New gas boiler with 75 gallon hot water tank & new rubberize roof! 3,184 sq ft living space Building size 26 wide & 72 deep! High ceiling & Full basement high ceiling with ceramic tiles, lots of windows & 2 entrances! On 36 x 100 lot with private drive R5 zoning. 1,332 unused FAR! Low taxes- All market value tenant with high CAP rate! Near A & C train & all buses, shopping plus more! Nothing to do but close & collect rent! ;Income \$100,968-year; Expense-\$12,359;NOI-\$88,609; CAP-6% with lots upside potential- Owner negotiable- All tenant occupy!**



Subject Property:	321 Milford Street Brooklyn NY 11208		
Proposed Product:	FHA Purchase or 203K , Streamline		
Property Type (# of Units):	Legal 4 Family	Estimated Annual Taxes:	\$0.00
Final Purchase Price:	\$1,100,000	Interest Rate on Primary:	3.500%
Down Payment:	\$38,500		
Primary Loan Amount:	\$1,072,115	Principal & Interest:	\$4,814.28
Upfront MI	\$0.00		
Adjusted Loan Amount:	\$1,072,115	Monthly Taxes:	\$373.84
Loan to Value:	97%	Monthly Insurance:	\$250.00
Estimated Closing Costs:	\$64,327	Monthly MI:	\$804.09
Reserves:	\$12,484	Monthly Maintenance:	
Projected monthly Income x 4 \$ 2,500.00 month per Apt.	\$ 10,000 a month + Parking	Total Monthly Payment:	\$6,242.20
Total assets required for transaction (Down Payment, Closing Costs)			\$102,826.90

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Gross Income	100,968
Operating expense:	
Insurance	3000
Maintenance	8000
Taxes	4474
Gross Expense	15474
Net Income:	85494
Purchase Price:	1350000
Cap Rate:	6%

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.