

FOUR STORY FOUR UNIT BUILDING
EXCELLENT USER/INVESTMENT OPPORTUNITY
187 WOODPOINT ROAD
BROOKLYN, NEW YORK

Location:	East side of Woodpont road Between Skillman Avenue and Jackson Street		
Block:	2884		
Lot:	102		
Lot Size:	18' x 96' irr		
Building Size:	Basement:	18' x 63' irr = 1,064	
	1 st Floor:	18' x 63' irr = 1,064	
	2 nd Floor:	18' x 63' irr = 1,064	
	3 rd Floor:	18' x 63' irr = 1,064	
	4 th Floor:	18' x 63' irr = 1,064	
Stories:	Four (4)		
Gross Square Feet:	4,259 (Approximately)		
Zoning: (FAR)	R6B (2.0) Height Limit 50'		
Total Buildable Square Feet:	3,260		
Total Available Air Rights:	No Air Rights		
Assessment:	\$132,748 (23/24)		
Real Estate Taxes:	\$16,596.16		

A 18' wide four-unit four story building. The property has a two bedroom duplex apartment on the ground floor. The unit has two full bathrooms along with a half bathroom. There is a living/dining area along with the full kitchen. This apartment has access to the back yard.

Floors two through fourth each is a three-bedroom floor-through apartment. The apartments have two full bathrooms along with a full kitchen a living/dining area. All the apartments have nice wood floors, the bedrooms are spacious with a good size closet. The kitchens have stainless steel appliances, along with a washer & dryer, microwave and dishwasher.

There is common hallway storage closets. The apartments are individually metered for gas and electric. The tenants pay their own heat & hot water. The property is located two blocks from Metropolitan Avenue which has nice restaurants and brand name retail stores. The L train is two blocks away on Metropolitan & Graham Avenue.

The building is a **great user opportunity**, a user can live on the ground floor apartment and rent out the upper three floors.

The property is a **prime investment opportunity**, because the units are renovated and free market this will allow an investor to always rent them

out at full market value.

Income:

	<u>Unit</u>	<u>Description</u>	<u>Unit Type</u>	<u>Rev</u>	<u>Projected</u>	<u>Lxp</u>
First Floor:	1	2 Bd Duplex	Free Market	\$4,250	\$4,750	2/25
Second Floor:	2	3 Bd Apt	Free Market	\$4,500	\$4,900	11/24
Third Floor:	3	3 Bd Apt	Free Market	\$4,750	\$5,000	4/25
Fourth Floor:	4	3 Bd Apt	Free Market	<u>\$4,800</u>	<u>\$5,200</u>	6/25
Projected Monthly Income:				\$18,300	\$19,850	
Projected Annual Income:				\$219,600	\$238,200	

Expenses:

Real Estate Taxes:	\$16,596.16
Water & Sewer:	\$2,400.00
Insurance:	\$4,000.00
Heat & Cooking (Gas): Paid By Tenants	\$0.000
Electric: (common areas)	\$1,200
Repairs & Maintenance:	<u>\$1,800.00</u>
Total Annual Expenses	\$25,996.16

Net Operating Income: \$212,203.84

ASKING PRICE: \$3,400,000 Cap Rate 6.2%

For Further Information or Inspection, Please Contact Sales Agent:

Kervin Vales (212) 396-8244

















