

**41 units Apartment Bldg.
816 E 14th Street, Brooklyn, NY 11230**

Asking Price: \$4,100,000

Price: \$4,150,000
No. Units: 41
Building Size: 12,800 SF
Price/Unit: \$101,219.51
Property Type: Multifamily
Property Sub-type: Mid/High-Rise
Property Use Type: Investment
Commission Split: 1%
Cap Rate: 11%
Gross Rent Multiplier: 5
Occupancy: 99%
Lot Size: 0.09 AC



Description

The best investment on the market. Opportunity to net approximately \$445,000/yr. This solid building is in pristine condition in the heart of Flatbush/Midwood and comes with a 12 year business history generating over \$730,000 annually. C of O for 35 SRO units and 3 apartments currently configured as a total of 41 rooms. Property is only for an investor that is familiar with city agencies as this is a specific program already in place. Seller is open to minimal owner financing.

East 14th Street between Avenue H & Avenue I

Actual

- Net Operating Income \$456,500