

84 1ST PLACE

CARROLL GARDENS, BROOKLYN



ASKING PRICE:

SUBMIT OFFERS

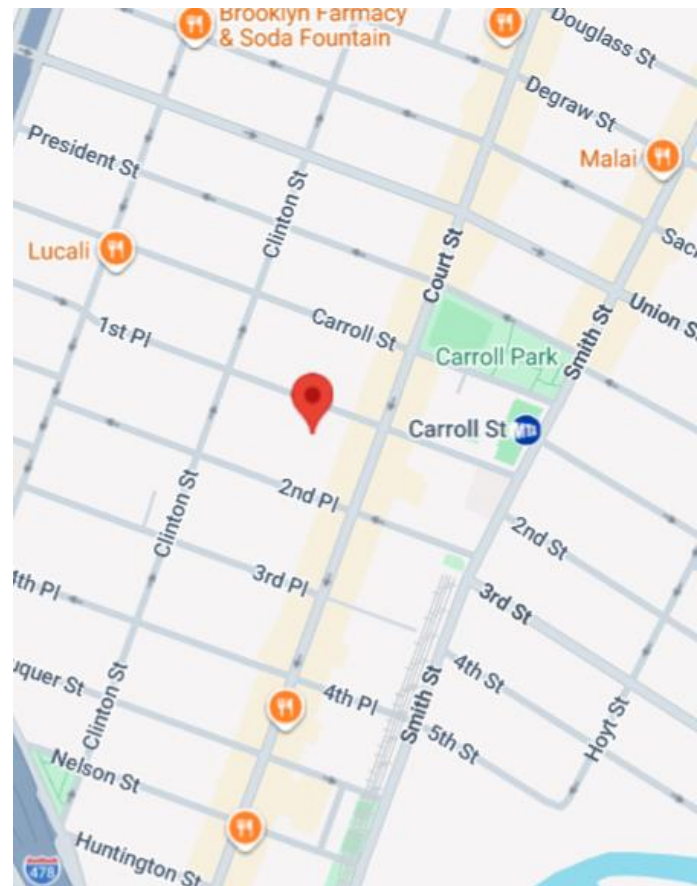


PROPERTY INFORMATION

ADDRESS	84 1st Place
BOROUGH	Brooklyn
NEIGHBORHOOD	Carroll Gardens
CROSS STREETS	Clinton St/Court St
DESCRIPTION	Walkup Multifamily
BLOCK / LOT	361-19
YEAR BUILT	1910
LOT DIMENSIONS	17.92 ft x 100 ft
LOT AREA (SF)	1,792 SF
BUILDING DIMENSIONS	17.92 ft x 71 ft
BUILDING SF	5,620
STORIES	5
RESIDENTIAL UNITS	5
ZONING	R6A
FAR ALLOWED/BUILT	3.00
TOTAL BUILDABLE	5,376
AIR RIGHTS	-244

REAL ESTATE TAXES			
Exemptions or Abatements		None	
Tax Class		2A	
Tax Rate		12.4390%	
2026/2027 Final AV	\$	114,524	
2026/2027 Final Taxes	\$	14,246	

LOCATION OVERVIEW



ADAM J. HESS
PARTNER/CEO

917-945-5520 | AHess@Sterlingpigny.com

EDWARD SETTON
PARTNER/COO

917-902-5152 | ESetton@Sterlingpigny.com

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RENT ROLL

APT#	STATUS	BDRM	BATH	LXP	MONTHLY RENT	ANNUAL RENT	NOTES
1	FM	4	2	05/31/2027	\$ 9,375	\$ 112,500	Duplex with backyard
2	FM	3	2	08/31/2027	\$ 7,450	\$ 89,400	
3	FM	3	2	05/31/2027	\$ 7,575	\$ 90,900	
4	FM	3	2	08/31/2027	\$ 7,330	\$ 87,960	
5	FM	3	2	06/30/2027	\$ 7,350	\$ 88,200	
					\$ 39,080	\$ 468,960	

INCOME & EXPENSES

INCOME

MONTHLY INCOME	\$ 39,080
ANNUAL INCOME	\$ 468,960

EXPENSES

REAL ESTATE TAXES		\$14,246
INSURANCE		\$12,766
UTILITIES		\$11,423
SUPER		\$6,000
REPAIRS/MAINTENANCE	3%	\$14,069
MANAGEMENT FEE	3%	\$14,069
VACANCY LOSS	3%	\$14,069
TOTAL EXPENSES		\$86,641

NET OPERATING INCOME	\$382,319
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NEIGHBORHOOD: CARROLL GARDENS

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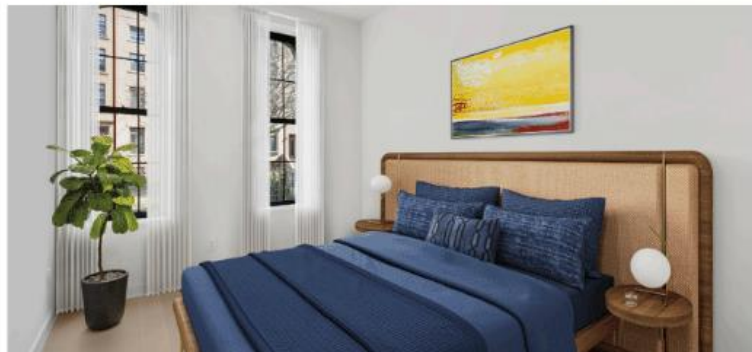
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