

4121 7TH AVENUE

SUNSET PARK, BROOKLYN



ASKING PRICE:

SUBMIT OFFERS



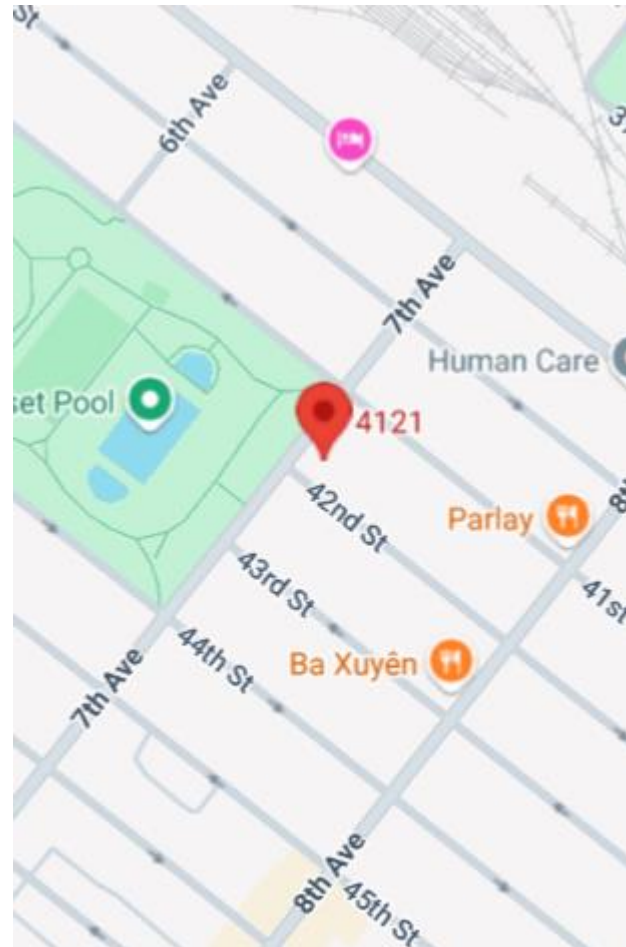
PROPERTY INFORMATION

ADDRESS	4121 7th Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Sunset Park
CROSS STREETS	41st St/42nd St
DESCRIPTION	Walkup Multifamily
BLOCK / LOT	922-2
YEAR BUILT	1915
LOT DIMENSIONS	45.17 ft x 100 ft
LOT AREA (SF)	4,516 SF
BUILDING DIMENSIONS	45.17 ftx 89 ft
BUILDING SF	13,248
STORIES	4
RESIDENTIAL UNITS	16
ZONING	R7A
FAR ALLOWED/BUILT	4.00
TOTAL BUILDABLE	18,064
AIR RIGHTS	4,816

REAL ESTATE TAXES

Exemptions or Abatements	None
Tax Class	2
Tax Rate	12.5020%
2025/2026 Final AV	\$ 713,774
2025/2026 Gross Taxes	\$ 89,236

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	MONTHLY RENT	ANNUAL RENT
A	RS	\$ 1,594	\$ 19,129
B	RS	\$ 2,950	\$ 35,396
C	RS	\$ 2,758	\$ 33,101
D	RS	\$ 2,798	\$ 33,573
E	RS	\$ 1,681	\$ 20,176
F	RS	\$ 3,213	\$ 38,557
G	RS	\$ 2,228	\$ 26,731
H	RS	\$ 2,214	\$ 26,562
J	RS	\$ 1,051	\$ 12,616
K	RS	\$ 1,444	\$ 17,328
L	RS	\$ 1,356	\$ 16,274
M	RS	\$ 1,536	\$ 18,430
N	RS	\$ 2,253	\$ 27,040
O	RS	\$ 1,760	\$ 21,125
R	RS	\$ 1,230	\$ 14,764
S	RS	\$ 2,086	\$ 25,035
		\$ 32,153	\$ 385,837

INCOME & EXPENSES

INCOME	
MONTHLY INCOME	\$ 32,153
ANNUAL INCOME	\$385,837

EXPENSES	
REAL ESTATE TAXES	\$89,236
INSURANCE	\$12,000
HEAT (Tenants Pay)	\$16,000
WATER / SEWER	\$16,000
ELECTRIC	\$8,000
SUPER	\$5,000
REPAIRS/MAINTENANCE	3% \$11,575
MANAGEMENT FEE	3% \$11,575
VACANCY LOSS	3% \$11,575
TOTAL EXPENSES	\$180,961

NET OPERATING INCOME	\$204,876
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