

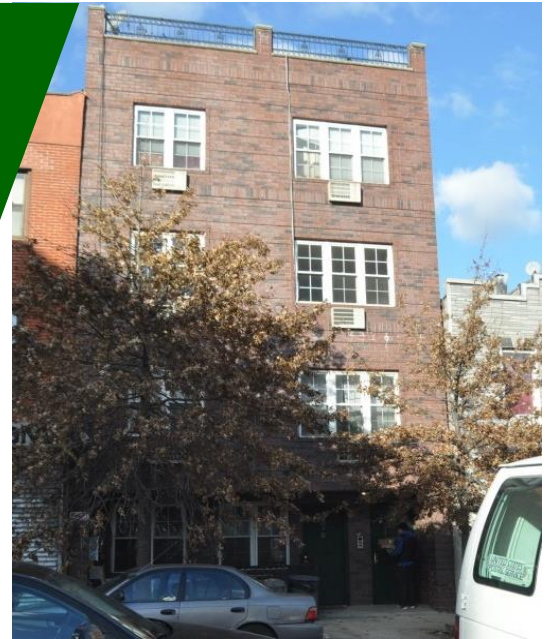
181 GREENPOINT AVENUE

GREENPOINT, BROOKLYN



ASKING PRICE:

SUMBIT OFFERS

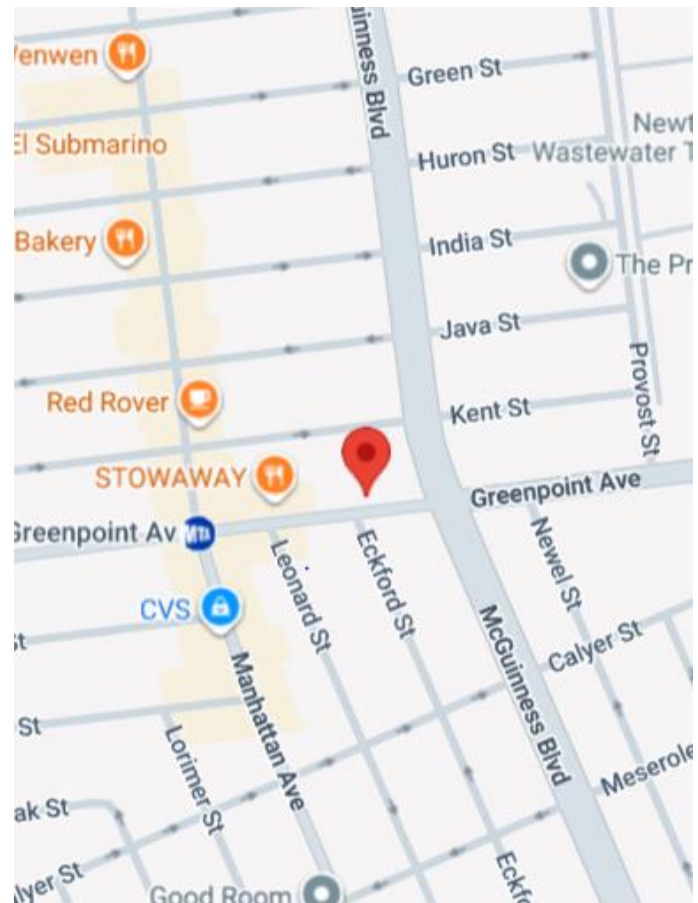


PROPERTY INFORMATION

ADDRESS	181 Greenpoint Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Greenpoint
CROSS STREETS	McGuinness Blvd/Manhattan Ave
DESCRIPTION	Walkup Multifamily
BLOCK / LOT	2559/43
YEAR BUILT	2005
LOT DIMENSIONS	25 ft x 100 ft
LOT AREA (SF)	2,500 SF
BUILDING DIMENSIONS	25 ft x 55 ft
BUILDING SF	6,790
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6B, C2-4
FAR ALLOWED/BUILT	2.00
TOTAL BUILDABLE	5,000
AIR RIGHTS	-1790

REAL ESTATE TAXES			
Exemptions or Abatement:		None	
Tax Class		2B	
Tax Rate		12.4390%	
2026/2027 Final AV	\$	822,202	
2026/2027 Final Taxes	\$	102,274	
*421 Abatement expired in 2022			

LOCATION OVERVIEW



ADAM J. HESS
PARTNER/CEO

917-945-5520 | AHess@Sterlingpgny.com

EDWARD SETTON
PARTNER/COO

917-902-5152 | ESetton@Sterlingpgny.com

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RENT ROLL

APT#	STATUS	BDRM	LXP	MONTHLY	RENT	ANNUAL RENT	NOTES
1F	FM	2	7/31/2027	\$	3,800	\$ 45,600	Duplex
1R	FM	3	7/31/2026	\$	3,995	\$ 47,940	Duplex
2F	FM	1	3/31/2027	\$	2,800	\$ 33,600	
2R	FM	2	9/30/2026	\$	3,400	\$ 40,800	
3F	FM	1	5/31/2027	\$	2,900	\$ 34,800	
3R	FM	2	5/31/2027	\$	3,000	\$ 36,000	
4F	FM	1	8/31/2026	\$	3,000	\$ 36,000	
4R	FM	2	1/31/2027	\$	3,350	\$ 40,200	
				\$	26,245	\$ 314,940	

*Each apartment has its own boiler and hot water tank

**Tenants pay for their own heat, electric & gas

INCOME & EXPENSES

INCOME

MONTHLY INCOME	\$ 26,245
ANNUAL INCOME	\$ 314,940

EXPENSES

REAL ESTATE TAXES	\$102,274
INSURANCE	\$6,900
HEAT (Tenants Pay)	\$0
WATER / SEWER	\$4,600
GAS/ELECTRIC (Common Areas)	\$4,400
SUPER	\$6,000
REPAIRS/MAINTENANCE	3% \$9,448
MANAGEMENT FEE	3% \$9,448
VACANCY LOSS	3% \$9,448
TOTAL EXPENSES	\$152,518

NET OPERATING INCOME	\$162,422
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