

Warren  
Lewis

Sotheby's  
INTERNATIONAL REALTY



172 SOUTH 4TH STREET  
BROOKLYN, NY, 11211

# 172 South 4th Street

## THREE-FAMILY BUILDING

(DELIVERED VACANT)

BRICK, ATTACHED WITH FINISHED BASEMENT

LOT: 21 FT X 69 FT

BUILDING SIZE: 21 FT X 40 FT

1,120 SQ FT PER FLOOR = 3,360 SQ FT

GARDEN FLOOR: 1 BEDROOM | BATHROOM W/ GARDEN

PARLOR FLOOR: 1 BEDROOM | BATHROOM

2ND FLOOR: 2 BEDROOM | BATHROOM

3RD FLOOR: 2 BEDROOM | BATHROOM

**ASKING PRICE: \$2,590,000**

## Current Income

(delivered vacant)

Garden Floor: 1 Bedroom | Bath W/ Garden:

**\$2,250**

Parlor Floor - 1 Bedroom | Bath:

**\$2,250**

2nd Floor - 2 Bedroom | Bath:

**\$2,500**

3rd Floor - 2 Bedroom | Bath:

**\$2,500**

Gross Income Per Month: **\$9,500**

Gross Income Per Year: **\$114,000**

## Expenses

Real Estate Taxes: \$2,430.64

Insurance: \$2,000

Electricity: \$2,400

Water: \$1,800

Gas: \$2,400

Total Expenses Per Year: **\$11,030.64**

Net Operating Income: **\$102,969.36**

Cap Rate:  $\frac{\$102,969.36}{\$2,590,000.00} = 0.40$

**4.0 Cap Rate**

## Projected Income

(delivered vacant)

Garden Floor: 1 Bedroom | Bath W/ Garden:

**\$3,000**

Parlor Floor - 1 Bedroom | Bath:

**\$3,000**

2nd Floor - 2 Bedroom | Bath:

**\$3,500**

3rd Floor - 2 Bedroom | Bath:

**\$3,500**

Gross Income Per Month: **\$13,000**

Gross Income Per Year: **\$156,000**

## Expenses

Real Estate Taxes: \$2,430.64

Insurance: \$2,000

Electricity: \$2,400

Water: \$1,800

Gas: \$2,400

Total Expenses Per Year: **\$11,030.64**

Net Operating Income: **\$144,969.36**

$$\text{Cap Rate: } \frac{\$144,969.36}{\$2,590,000.00} = 0.056$$

**5.6 Cap Rate**

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