

954 Manhattan Ave, Brooklyn NY 11222      Price:      \$3,200,000.00    Cap rate:      4.98%    Projected cap:      0.00%

Income-producing, legal six-family semi-detached brick house with a store. Rent-stabilized.

|              |               |            |             |             |                |              |           |                     |              |                  |          |
|--------------|---------------|------------|-------------|-------------|----------------|--------------|-----------|---------------------|--------------|------------------|----------|
| Bldg size:   | 25'x60'       | Lot size:  | 25'x100'    | Sqf:        | 6,000          | Price/sqf:   | \$533.33  | Unused FAR:         | 4,000 sf     | \$ per buildable | \$320.00 |
| Zoning:      | R6-B, C2-4    | Built:     | 1928        | Roof height | 51f            | Ground elev. | 21f       | Av. unit size in sf | 730          | Retail sf        | 1300     |
|              | Current rent: | Expires:   | reg. date   | Since:      | Annual income: | Projected:   |           | Annual expenses:    | Net income:  | Projected net:   |          |
| TOTAL        | \$16,641.76   |            | 04/01/ 2025 |             | \$199,701.15   |              |           | -\$40,268.00        | \$159,433.15 |                  |          |
| 2l           | \$2,677.00    | 07/31/27   |             |             |                |              | Tax 24/25 | -\$17,568.00        |              |                  |          |
| 2r           | \$628.28      | d 4/30/27  | 04/01/ 2025 |             |                |              | Electric  | -\$1,200.00         |              |                  |          |
| 3l           | \$1,692.00    | 04/14/27   | 04/01/ 2025 |             |                |              | Gas       | -\$6,000.00         |              |                  |          |
| 3r           | \$707.18      | 3/31/28    | 04/01/ 2025 |             |                |              | Water     | -\$6,000.00         |              |                  |          |
| 4l           | \$2,750.00    | n 08/31/27 | 04/01/ 2025 | FREE MARKET |                |              | Insurance | -\$9,500.00         |              |                  |          |
| 4r           | \$586.67      | 10/31/27   | 04/01/ 2025 |             |                |              |           |                     |              |                  |          |
| store        | \$7,600.63    | 1/14/28    |             |             |                |              |           |                     |              |                  |          |
| water charge | \$250.00      |            |             |             |                |              |           |                     |              |                  |          |

store pays half for the water

Link to 3D of apt 2L: <https://my.matterport.com/show/?m=z1GCY4sysmx>  
Link to a historical rental listing: <https://streeteasy.com/building/954-manhattan-avenue-brooklyn/4l>

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