



Capri Jet
Realty Corp.

305 Sumpter St, Brooklyn



Table of Contents



5

Executive Summary

11

Income & Expenses

7

Investment Highlights

13

Location Overview

9

Upside Potential

14

Points of Interest

10

Rent Roll



Jessie Lookfong

Licensed Real Estate Associate Broker

Jessie@CapriJetRealty.com

(631) 408 8918

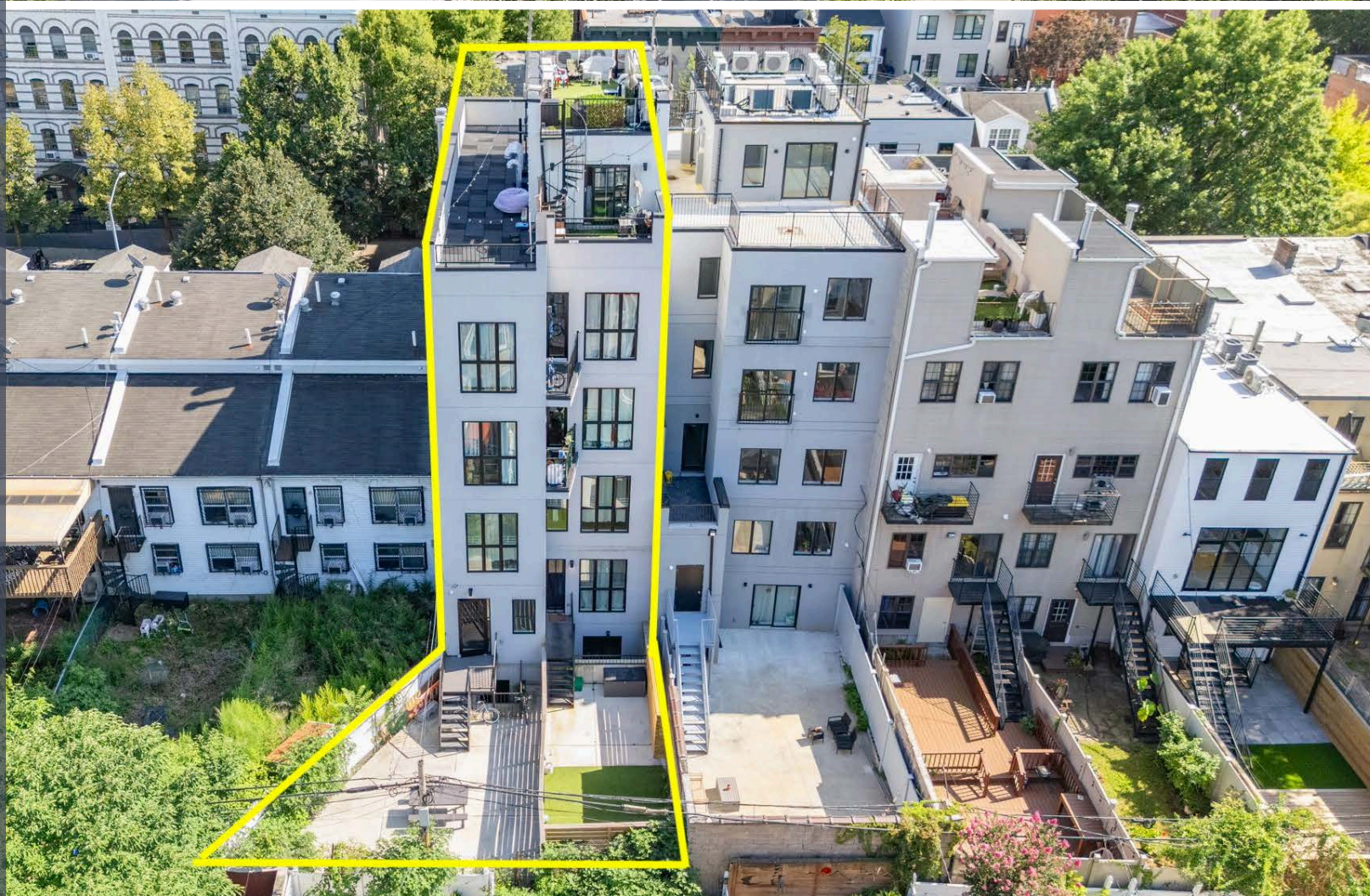
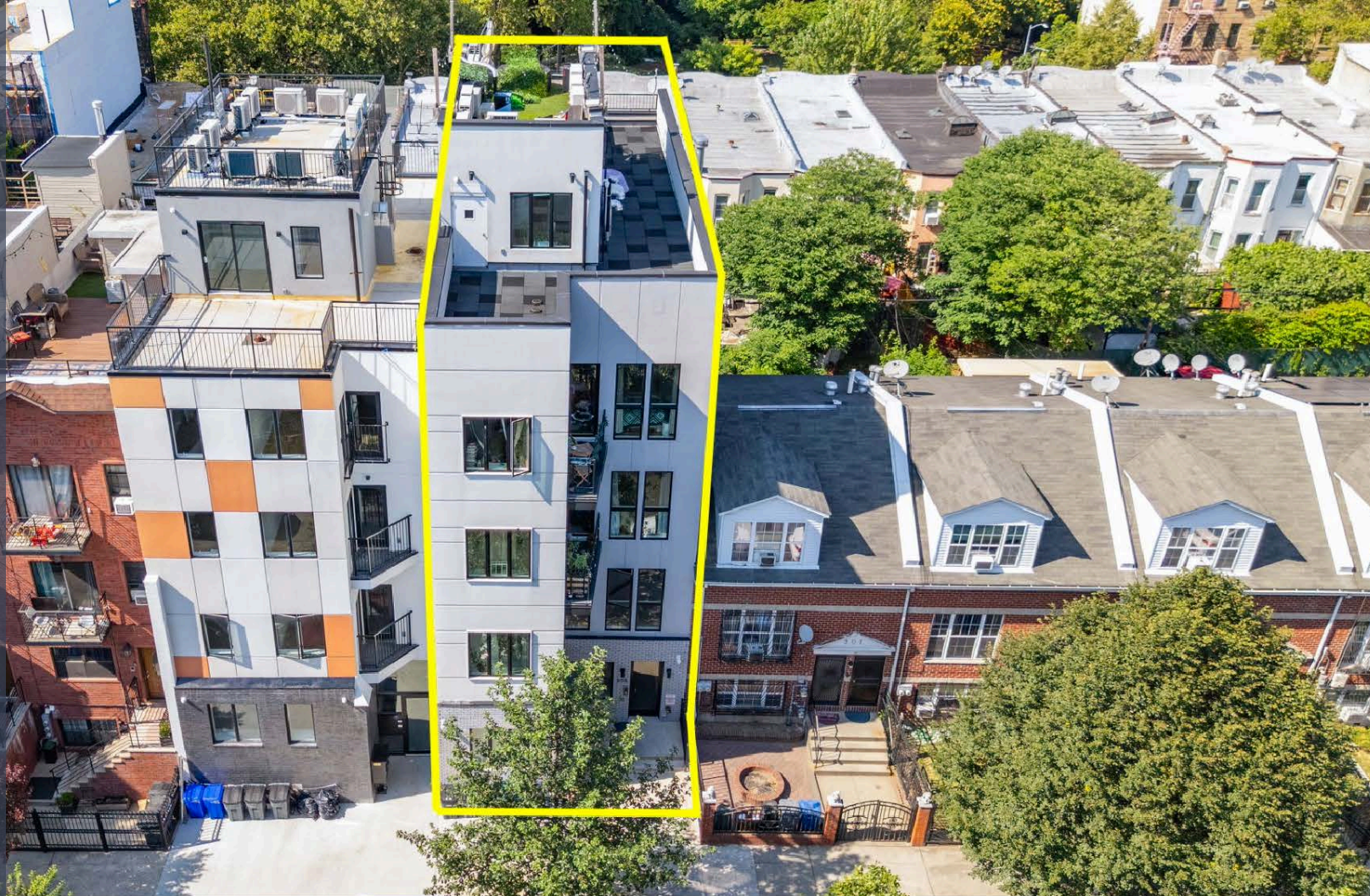
Capri Jet Realty, Corp.

533 Metropolitan Ave, Brooklyn, NY 11211

(718) 388 2188

www.CapriJetRealty.com

Executive Summary



Introducing **305 Sumpter Street**, a turnkey **9-unit** new development completed in **2021**, ideally positioned in the high- demand Bedford-Stuyvesant rental market. Constructed with a modern brick and stucco façade, this asset offers investors a stable, income-producing property with significant long-term upside.

Asking Price: \$3,699,000

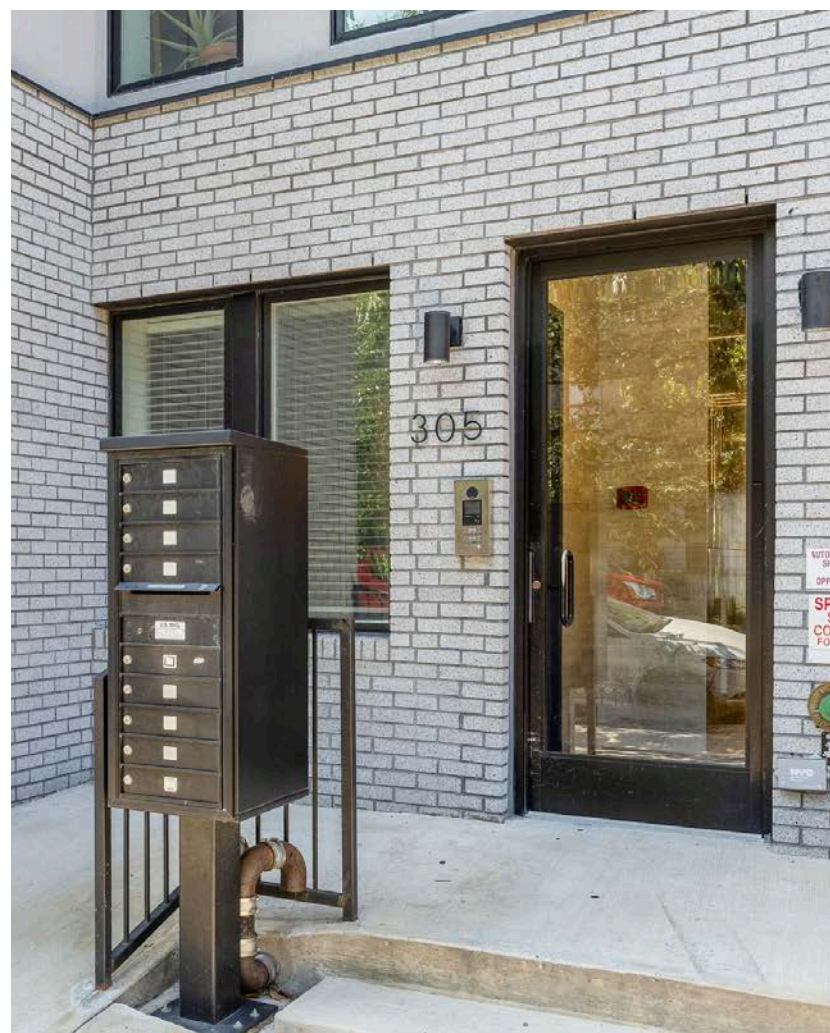
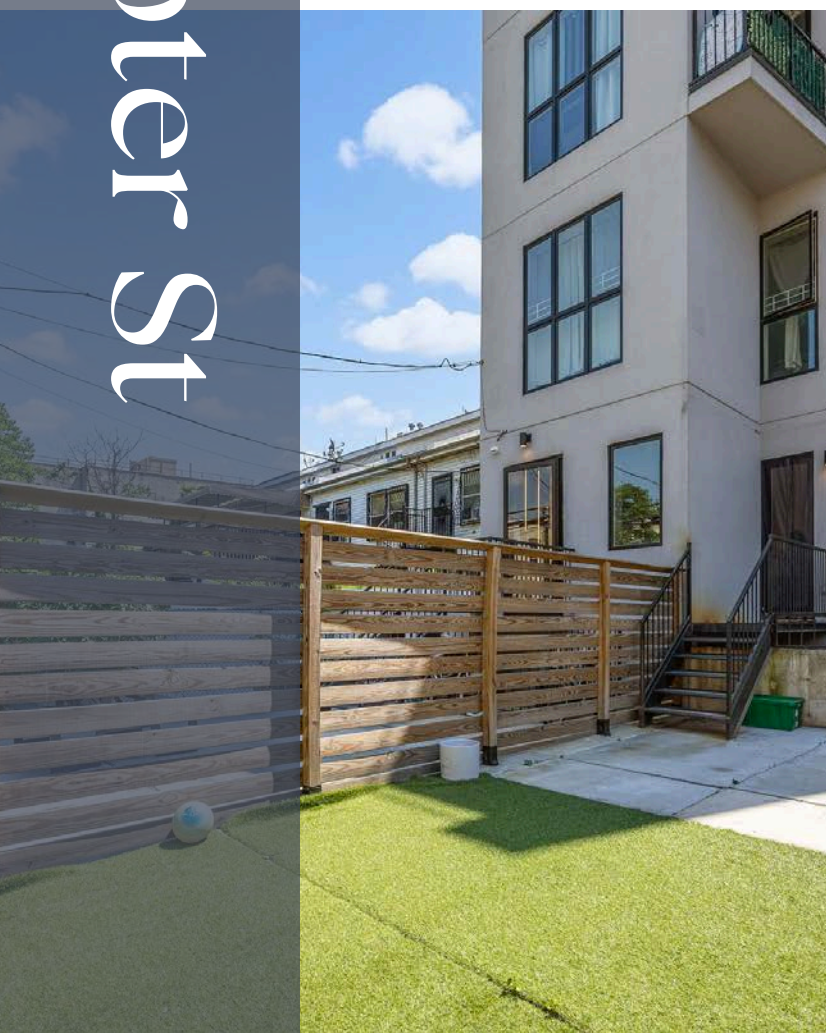
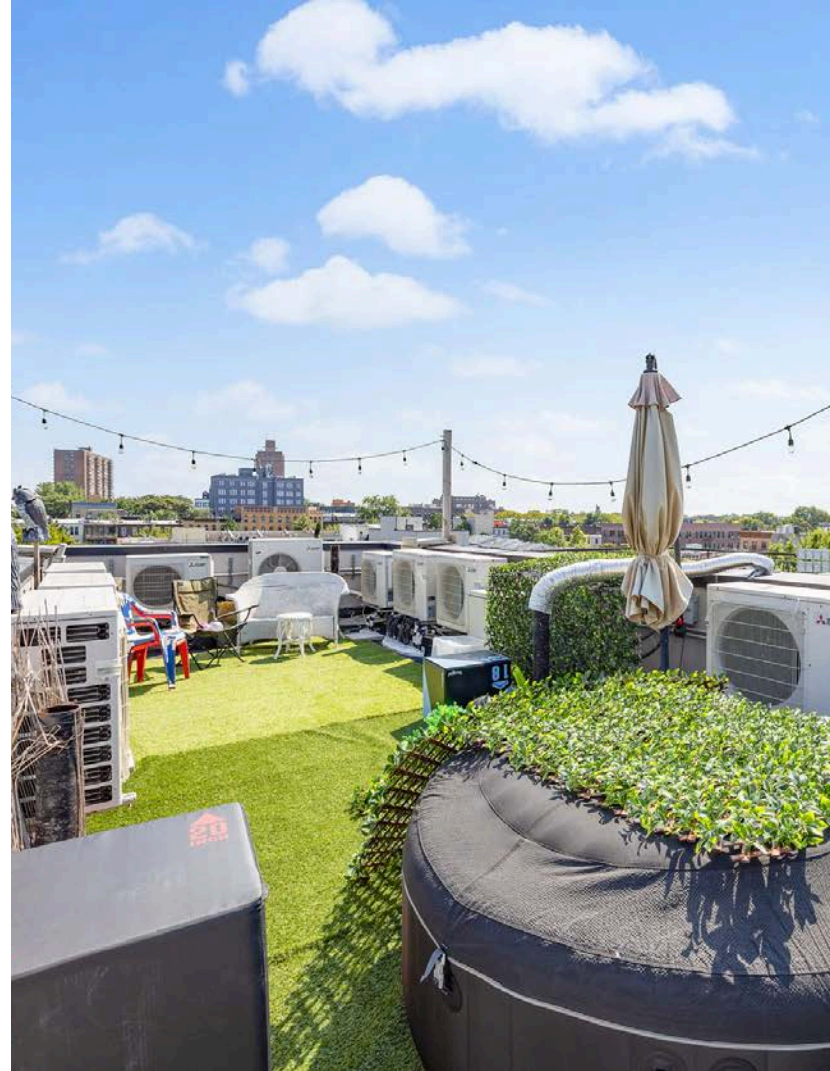
Net Operating Income (NOI):
\$276,981
(This may change due to rental increases)

CAP Rate: 7.5% *(this may change too)*

Asset Type: 9-Unit New Development *(Completed 2021)*

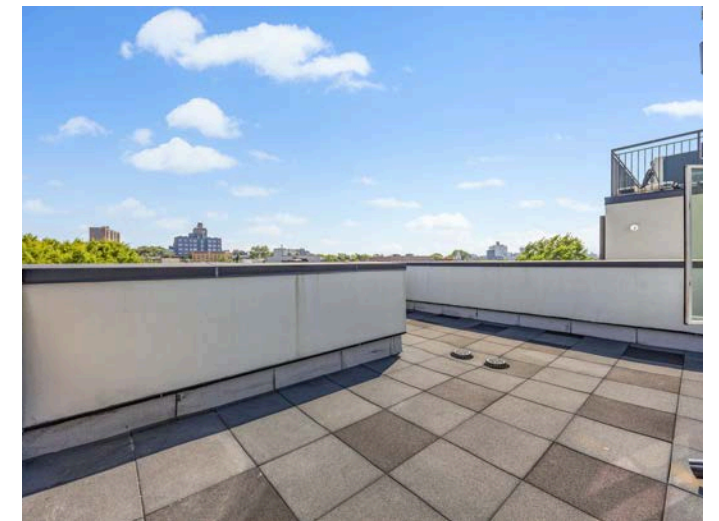
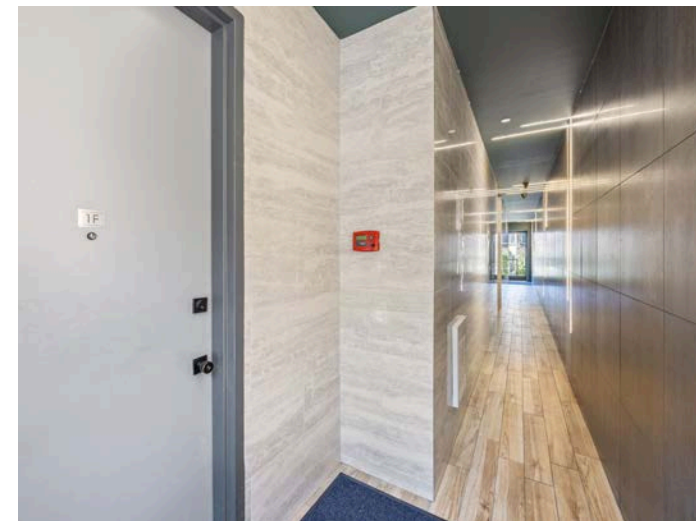
Location: Prime Bedford-Stuyvesant, Brooklyn

305 Sumpter St



Investment Highlights

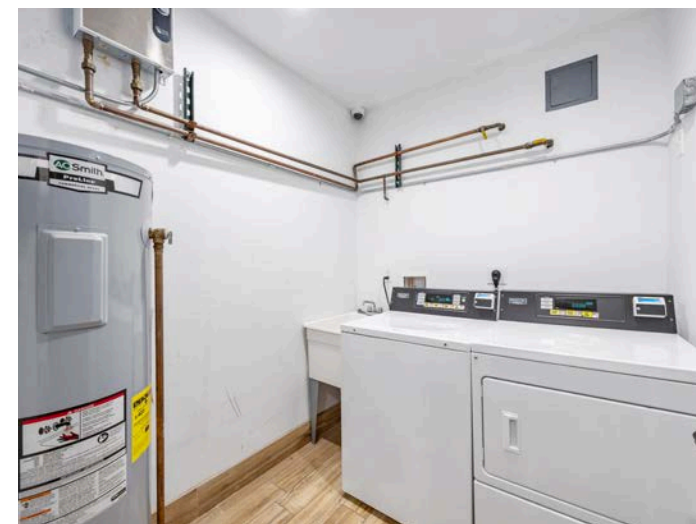
- **Turnkey 2021 Construction** – Modern 9-unit building with high-end finishes, low maintenance costs, and energy-efficient systems.
- **Strong In-Place Cash Flow** – Current NOI of \$276,981.32 annually with a healthy 7.5% cap rate at asking.
- **Desirable Unit Mix** – Six free-market 2BRs, two 1BR duplexes (one with private outdoor space), and one premium 1BR penthouse with two private terraces and skyline views.
- **Attractive Amenities** – Common landscaped backyard, rooftop deck with panoramic views, and basement laundry facilities.
- **Excellent Location** – Convenient access to J, A/C, and L subway lines with strong neighborhood demand fueled by popular dining, cafes, and cultural venues.
- **Stabilized Tenancy** – 6 free-market units and 3 affordable units (curated tenants) provide both rental upside and income stability.





Upside Potential

- **Rent Growth:** Free-market rents in Bed-Stuy are climbing steadily, creating strong upside at lease renewals.
- **Repositioning Opportunity:** As turnover occurs, units can be leased at higher market rates.
- **Premium Unit Demand:** Outdoor space, duplex layouts, and skyline views support premium pricing.
- **Long-Term Value Growth:** Bedford-Stuyvesant and adjacent Bushwick continue to experience rapid development and gentrification, fueling both rental demand and property appreciation.



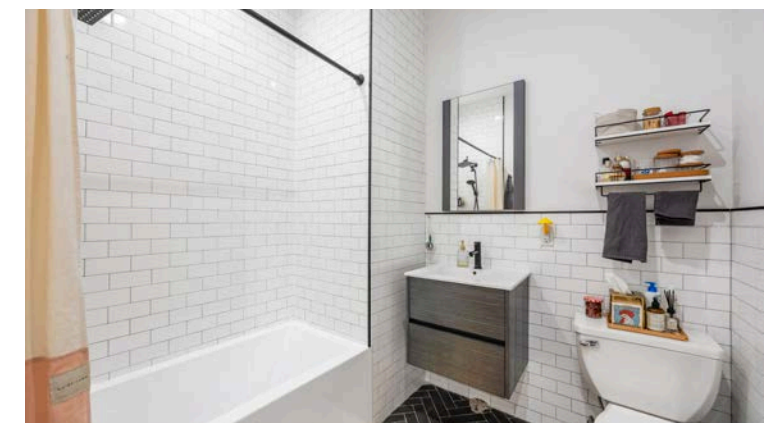
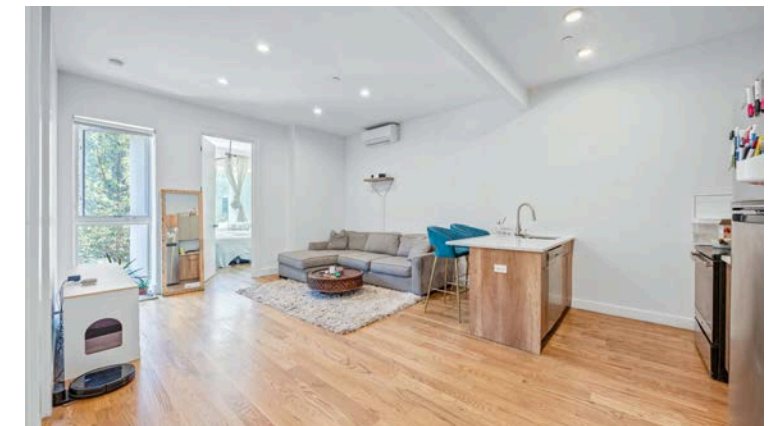
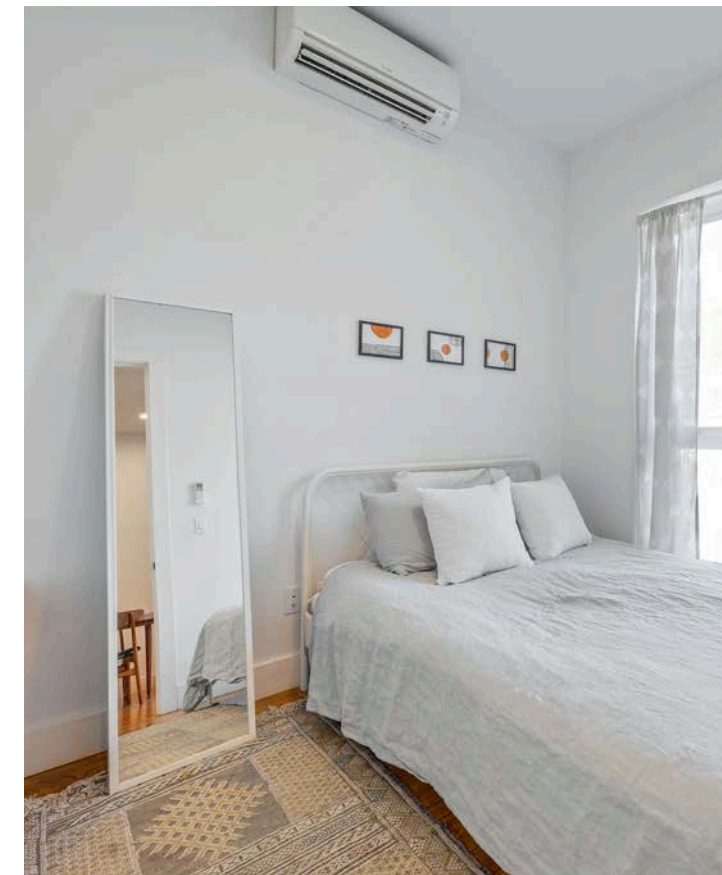
Rent Roll

Unit	Monthly Rents	Type	Lease Dates	Notes
1F	\$2,441.25	Free Market	10/01/25 - 09/30/26	1BR/1.5BA Duplex
1R	\$3,275.00	Free Market	09/01/25 - 08/31/26	1BR/1.5BA Duplex w/ Private Backyard
2F	\$2,800.00	Free Market	10/01/25- 09/30/26	2BR/1BA
3F	\$2,800.00	Free Market	08/01/25 - 07/31/26	2BR/1BA w/ Balcony
4F	\$2,900.00	Free Market	04/01/26 - 03/31/27	2BR/1BA w/ Balcony
PH	\$2,175.00	Free Market	09/01/25 - 08/31/26	1BR/1BA w/ 2 Levels of Outdoor Space
2B	\$2,793.55	Affordable Housing	04/01/26 - 03/31/27	2BR/1BA
3B	\$3,163.16	Affordable Housing	05/01/25 - 04/30/27	2BR/1BA w/ Balcony
4B	\$2,729.40	Affordable Housing	08/01/25 - 07/31/26	2BR/1BA w/ Balcony
Shared Laundry	\$250.00	Card Operated		
3 Storage Units	\$175.00		Month-to-Month	
Total	\$25,502.36			
Annual Total	\$306,028.32			

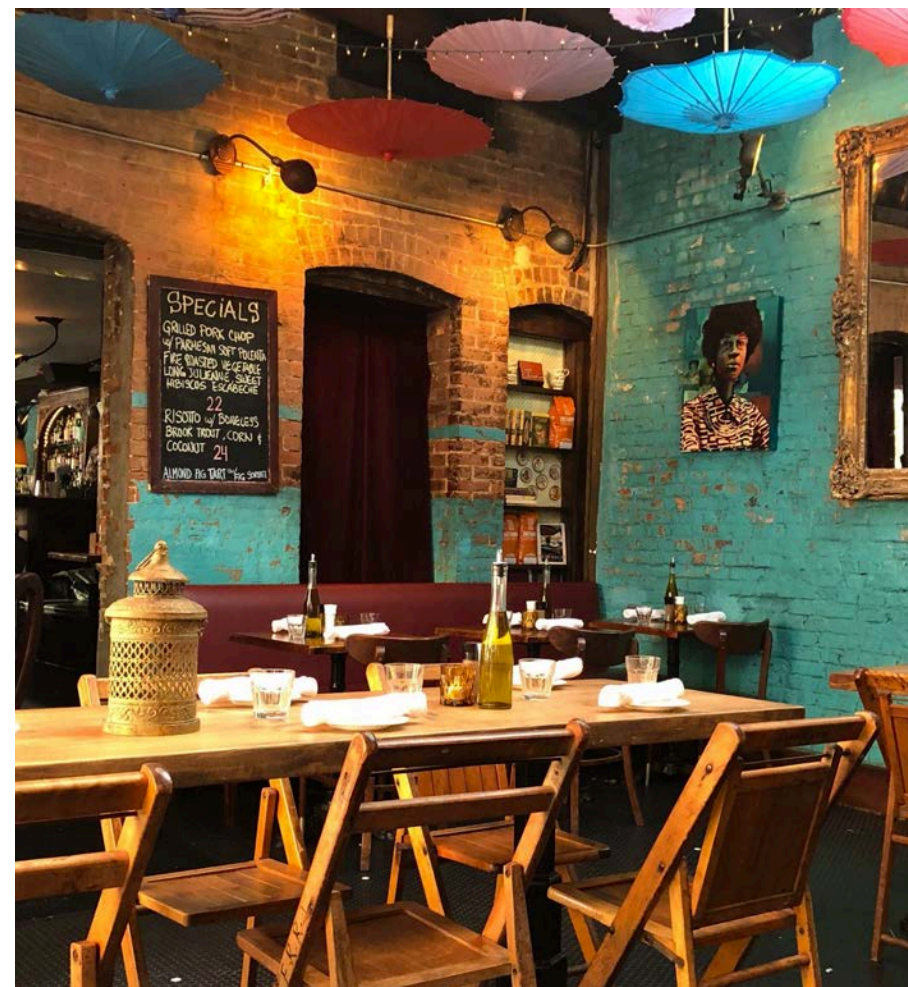


Income & Expenses

Category	Expenses
RE Taxes	\$1,631.00
Insurance	\$8,044.00
Utilities	\$8,344.00
Water/Sewer	\$3,378.00
Management	\$1,650.00
Maintenance	\$3,000.00
Annual Expenses	\$29,047.00
NOI	\$276,981.32
CAP Rate	7.5%



Location Overview



305 Sumpter Street is ideally positioned in the high-demand Bedford-Stuyvesant rental market.

Just 3 blocks from the J train at Chauncey St, 4 blocks from the A/C at Rockaway Ave, and 6 blocks from the L train at Bushwick Ave, ensuring exceptional connectivity across Brooklyn and Manhattan.

New local businesses are popping up and joining the other recently added cafes and restaurants on Rockaway Ave, which is on the corner of the block.

The neighborhood continues to attract renters with local hot spots such as All Night Skate, Dolly's Coffee Shop, Daily Press Coffee Shop, Kaiff Juice & Coffee, Marion Hopkinson Playground, and Peaches.

With an NOI of \$276K, modern finishes, strong transportation access, and a prime Bed-Stuy location, 305 Sumpter Street presents investors with immediate cash flow and long-term appreciation potential in one of Brooklyn's most dynamic neighborhoods.

Points of Interest

