

OFFERING MEMORANDUM

448 East 26th Street
Brooklyn, NY 11226



THE OFFERING

The CS Organization is pleased to present 448 East 26th Street to market. This solid 12 Family Building in Flatbush consists of 12 Rent Stabilized units. The building spans 10,000sf and sits on a unique 4,000 SF lot. Zoned R6, 448 East 26th Street is primely located a few blocks from the Flatbush Avenue commercial corridors, benefiting from high foot traffic, strong visibility, high traffic count. The central location offers seamless connectivity to public transportation. 448 East 26th Street is nestled in a thriving submarket of Brooklyn with consistent demand for rental housing.

\$1,999,999

Cap Rate 10%

Price Per SF \$199

Gross Rent Multiplier 14.8

SUBJECT PROPERTY

448 East 26th Street

Lot Area: 4,000 SF

Zoning: R6

Building Area: 10,000 SF

Building Dimensions: 40 x 75

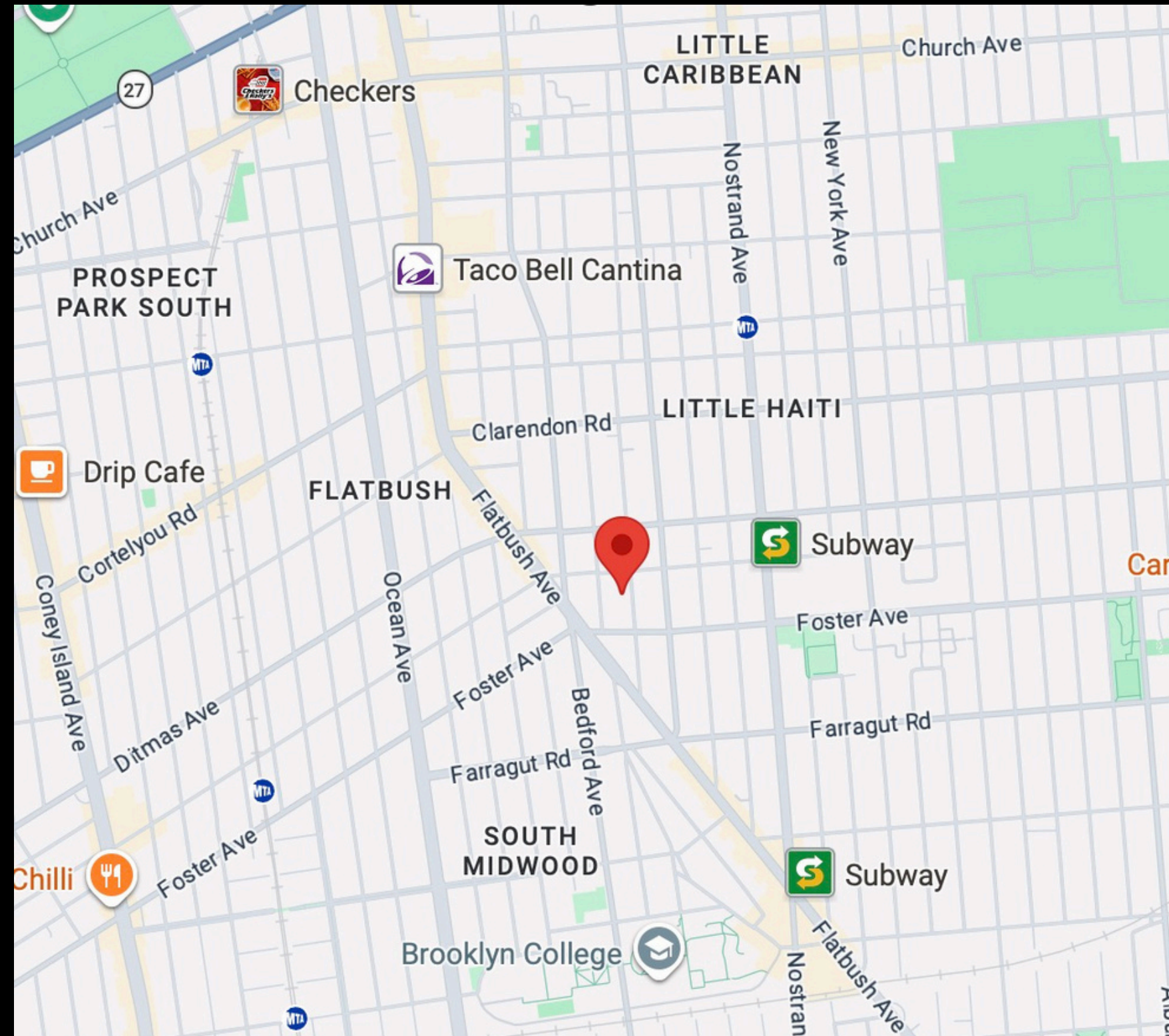
YOC: 1910

Stories: 4

RE Tax 26: \$46,348

FINANCIALS

Rent Roll					
APT	MIX	STATUS	LEGAL RENT	PREF RENT	LEASE END
1	1B/BA	RS	\$ 1,173.42		10/31/26
2	2B/BA	RS	\$ 1,783.38		MTM
3	2B/BA	RS	\$ 2,885.00		MTM
4	2B/BA	RS	\$ 1,241.54		11/30/26
5	3B/BA	RS	\$ 2,187.32		11/30/26
6	3B/BA	RS	\$ 1,848.72		11/30/26
7	2B/BA	RS	\$ 2,570.48	\$ 2,375.00	MTM
8	3B/BA	RS	\$ 2,800.09		11/30/26
9	2B/BA	RS	\$ 1,642.49		11/30/26
10	2B/BA	RS	\$ 2,061.49	\$ 1,653.75	11/30/26
11	3B/BA	RS	\$ 2,885.00		MTM
12	2B/BA	RS	\$ 2,098.00	1960.08	10/31/26
Total			\$ 24,435.79		
Current					
Annual Gross Income			\$ 293,229.48		
Expenses					
	RE TAX		\$ 46,348.00		
	Insurance		\$ 13,000.00		
	Water/Sewer		\$ 16,220.00		
	Electric		\$ 1,334.00		
	Heat/Gas		\$ 10,971.00		
	Management Fee		\$ 5,864.59		
	Total		\$ 93,737.59		
	NOI		\$ 199,491.89		
	10.0%		\$ 1,999,999.00		



Apartment Photos



Brokerage | Capital Advisory | Development



Christopher J. Calabrese
Licensed Real Estate Broker



ccalabrese@thecsorganization.com



646.392.7038



9732 3rd Avenue Brooklyn NY 11209



Angelica Puebla
Licensed Real Estate Salesperson



646.853.2927



9732 3rd Avenue Brooklyn NY 11209