

1207 49th St. Brooklyn N.Y.

30,695 sq building, with 43 units.

36 residential units rent stabilized. 3, studio, 24 one bedroom units, and 9 two bedrooms units.

7 Commercial units.

Improvements: New Roof 2023, Boiler 2012

All Rents Are as of Sep./Oct. 2024.

A6----- 1 bdrm \$921.91	C9----- 2 bdrms 1,694.56
A8----- 1 bdrm \$1,362.32	C10----- Super
A10---- 1 bdrm \$1,250.09	C12----- Studio \$1,176.00
B1-----1 bdrm \$1,287.10	D1-----1 bdrm \$1,249.71
B2-----1 bdrm \$1,424.45	D2-----1 bdrm \$1,530.
B3-----2 bdrms \$1,494.05	D3-----2 bdrm \$1,657.58
B4-----1 bdrm \$990.02	D4-----1 bdrm \$1,657.58
B5-----2 bdrms \$973.74	D5-----2 bdrm \$1,800.
B6-----1 bdrm \$1,438.50	D6----- 1 bdrm \$1,196.31
B7-----1 bdrm \$1,304.27	D7-----2 bdrm \$1,527.30
B8-----1 bdrm \$ 1,511.20	D8-----1 bdrm \$1185.45
B9-----2 bdrms \$898.94	D9-----2 bdrm \$1,228.50
B10----1bdrm \$1,491.68	D10-----1 bdrm \$1,344.62
B12----Studio \$1,116.50	D12-----Studio \$711.29
C1-----1 bdrm \$999.56	Comm. 1 A.R.S Wigs \$1,500. (Lease \$1,739.)
C2-----1 bdrm \$1,648.37	Comm. 2 Alterations of B”P \$1,650.
C3-----2 bdrm \$1,735.	Comm. 3 Beauty by Tehilla \$1,490.60
C4-----1 bdrm \$1,322.	Comm. 4 Silver Art \$3,500. (Lease \$3,950.)

C5-----2 bdrm \$1,697.43

Comm. 5 Eduard Babushkin \$2,121.80

C6-----1 bdrm \$1,312.50

Comm. 6 Orkidea W.C. inc. \$2,704.

C7-----1 bdrm \$1,083.12

Comm. 7 Orkidea W.C. inc. \$9,360.

C8-----1 bdrm \$1,379.37

Total GOI \$68,766.55 monthly *12=825,196.

Taxes: \$187,322., Ins.: \$39,663., Gas, (for heat) \$40,000., Water & Sewer \$39,000., Electric \$3,500. Total expenses \$309,485.

Separate electric and gas meters for each tenant.

NOI \$515,711. No vacancy/maintenance/management/repair included

All info. was provided by 3rd party listing agent is not responsible for any errors, prospective buyers must re-verify all info on their own.