



REAL ESTATE
ADVISORS

550 THROOP AVENUE

BEDFORD-STUYVESANT, BROOKLYN, NY

550 THROOP AVENUE

Bedford-Stuyvesant, Brooklyn, NY 11221



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FOR SALE | 20-Unit Multifamily Building | 15,176 SF

LARGE UNIT LAYOUTS

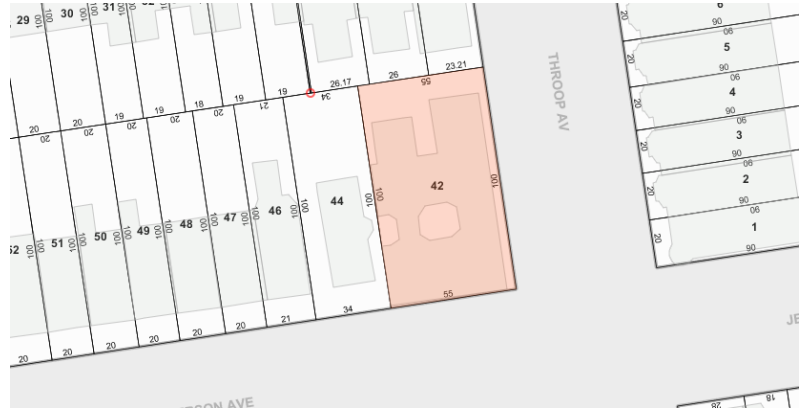
100% OCCUPIED

LOW BASIS



BUILDING FEATURES

Location	Northwest corner of Throop and Jefferson Avenues.	
Block & Lot	1830 / 42	
Lot Size	55' x 100'	Approx.
Lot SF	55' x 100'	Approx.
Building Size	50' x 90'	Approx.
Stories	4	
Gross SF	18,000	Approx.
Units	20	
Zoning	R6B	
FAR	2.0	
Assessment ('21/'22)	\$669,150	
R.E. Taxes ('21/'22)	\$82,085	Tax Class 2



ASKING PRICE

\$4,500,000

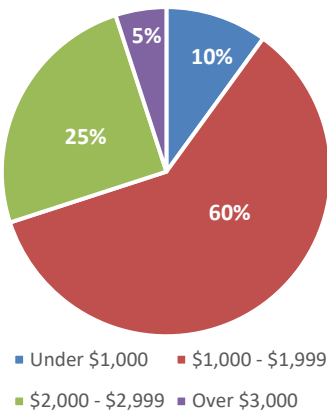
(\$250 / SF | \$225k per Unit)



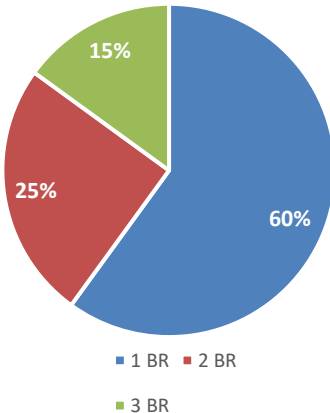
FINANCIAL SUMMARY

Gross Annual Income	\$391,118
Vacancy & Credit Loss @ 3%	\$11,734
Effective Gross Income	\$379,385
Less Total Expenses	\$168,554
Projected Net Operating Income	\$210,831

Income Mix



Unit Mix



B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 550 Throop Avenue, a walk-up multifamily building, consisting of 20 residential units in Bedford-Stuyvesant neighborhood of Brooklyn.

- 50' x 90' corner walk-up building with 20 residential units
- Air shafts offer substantial light and air, providing mature layouts.
- Strong collection history and low vacancy offer attractive financing options.
- Short walk from prominent retail along Fulton Street, Interfaith Medical Center and Herbert Von King Park.
- Close proximity from C train at Kingston-Throop Avenue station.
- Take advantage of this opportunity to own a investment property in one of Brooklyn's most rapidly growing neighborhoods.

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FINANCIALS

REVENUE				Current Rents		Legal Rents	
Unit	Type	Status	Lease Exp.	Rent/Mo.	Rent/Yr.	Rent/Mo.	Rent/Yr.
A1	1 BR	RS	8/31/22	\$1,213	\$14,561	--	--
A2	1 BR	RS	MTM	\$2,000	\$24,000	--	--
A3	1 BR	RS	MTM	\$1,611	\$19,337	--	--
A4	2 BR	RS	4/31/22	\$1,138	\$13,656	--	--
A5	2 BR	RS	3/31/22	\$1,147	\$13,765	--	--
B1	1 BR	RS	6/30/21	\$2,259	\$27,108	--	--
B2	1 BR	RS	10/31/21	\$1,780	\$21,363	\$2,101	\$25,209
B3	1 BR	RS	11/30/20	\$835	\$10,019	--	--
B4	2 BR	RS	10/31/21	\$1,073	\$12,875	--	--
B5	3 BR	FM	8/31/21	\$2,600	\$31,200	--	--
C1	1 BR	RS	7/31/21	\$1,595	\$19,142	\$1,977	\$23,723
C2	1 BR	RS	9/30/21	\$1,473	\$17,680	--	--
C3	1 BR	RS	11/30/21	\$1,930	\$23,156	--	--
C4	2 BR	RS	MTM	\$1,059	\$12,710	--	--
C5	3 BR	RS	4/30/21	\$3,045	\$36,540	--	--
D1	1 BR	RS	7/31/21	\$1,001	\$12,011	--	--
D2	1 BR	RS	1/31/22	\$1,590	\$19,084	--	--
D3	1 BR	RS	7/31/21	\$746	\$8,958	\$757	\$9,079
D4	2 BR	RS	8/31/21	\$2,207	\$26,484	--	--
D5	3 BR	RS	10/31/21	\$2,289	\$27,470	\$2,585	\$31,023
Total				\$32,593	\$391,118	\$7,420	\$89,034

FINANCIAL SUMMARY

Gross Annual Income	\$391,118
Vacancy & Credit Loss @ 3%	\$11,734
Effective Gross Income	\$379,385
Less Total Expenses	\$168,554
Projected Net Operating Income	\$210,831

ESTIMATED EXPENSES

Real Estate Taxes (21/22)	Full Taxes	\$82,085
Insurance	\$650 / Unit	\$13,000
Water & Sewer	\$1,000 / Unit	\$20,000
Heating Fuel	\$750 / Unit	\$15,000
Electric (Common)	\$0.25 / GSF	\$3,794
Repairs & Maintenance	\$550 / Unit	\$11,000
Administrative	\$2,500 / Annual	\$2,500
Superintendent	\$500 / Month	\$6,000
Management	4% of EGI	\$15,175
Total	Exp. Ratio:43%	\$168,554

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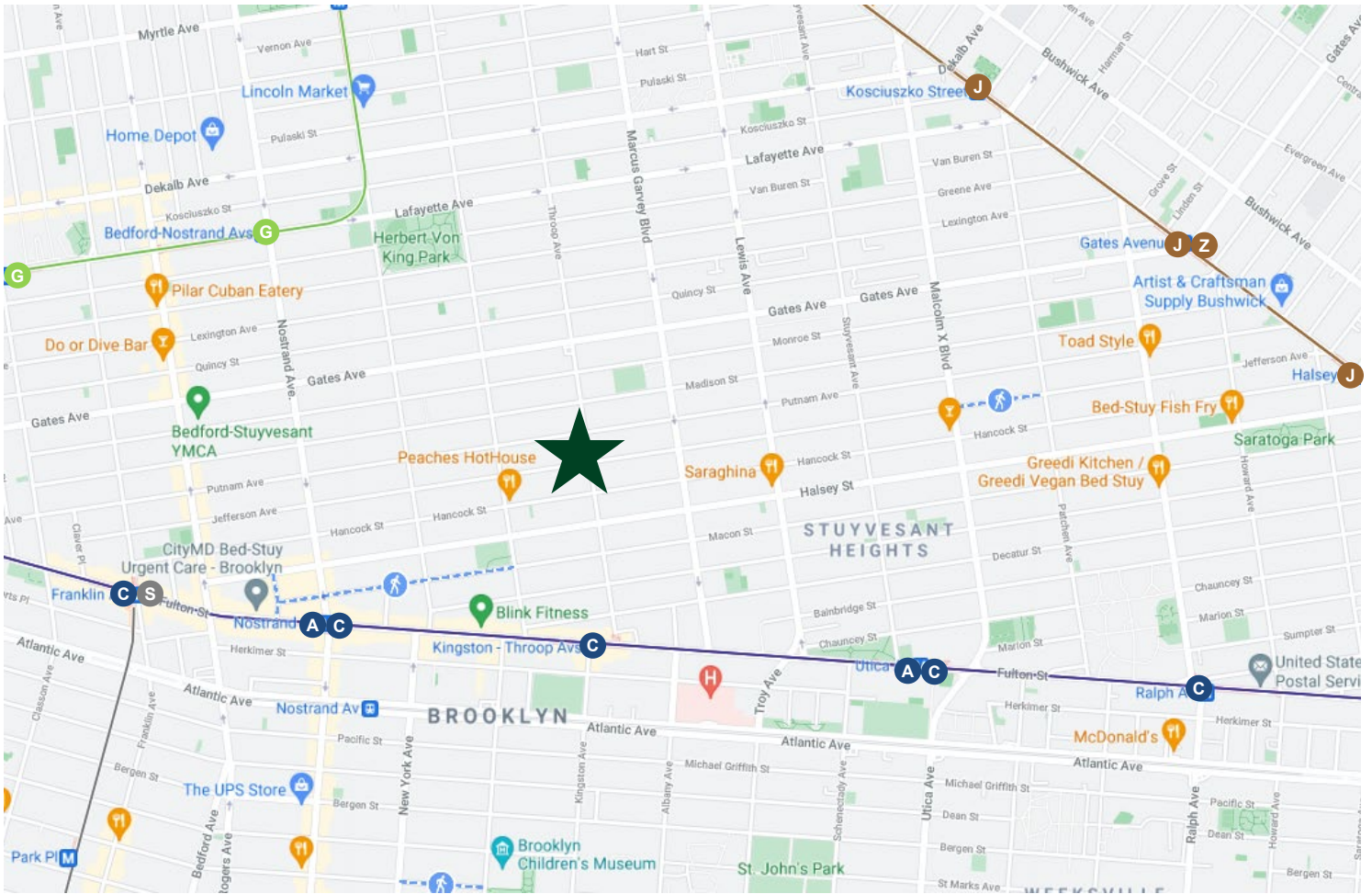
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