



REAL ESTATE
ADVISORS

1513 NOSTRAND AVENUE
FLATBUSH, BROOKLYN, NY 11226

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Flatbush, Brooklyn, NY 11226



FOR SALE | 8 Residential Units | 6,147 SF

100% FREE MARKET

2021 CONSTRUCTION

PROTECTED TAX CLASS



BUILDING FEATURES

Location	East side of Nostrand Avenue between Church and Synder Avenues.	
Block & Lot	4884 / 43	
Lot Size	20' x 100'	Approx.
Lot SF	2,000	Approx.
Building Size	20' x 55'	Approx.
Stories	4	
Gross SF	4,740	Approx.
Net SF	3,966	Approx.
Units	8	
Zoning	R6	
FAR	2.2	
Assessment ('21/'22)	\$175,050	
R.E. Taxes ('21/'22)	\$21,473	Tax Class 2B

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 1513 Nostrand Avenue, a new construction walk-up multifamily building in the Flatbush neighborhood of Brooklyn.

- Built in 2021, this 8-unit building, offers intuitional quality construction at a boutique price. Unit mix offers (2 X Studio / 1.5 BA Duplex, 5 X 1 BR / 1 BA, 1 X 2 BR / 2 BA Duplex).
- Offers mature layouts, with plenty of light and air. Best in class appliances and fixtures that support the superior construction and design.
- As Tax Class 2B, the building is protected from egregious tax increases.
- Shared amenities in the building laundry, rear courtyard, opulent rooftop deck, and a virtual doorman experience.
- 1 block to the **2** **5** trains at Church Avenue station, providing direct access to Downtown Brooklyn, and Manhattan within 15-20 minutes.

ASKING PRICE

\$3,250,000 (5.8% CAP)

FINANCIAL SUMMARY

Gross Annual Income	\$244,320
Vacancy & Credit Loss @ 3%	\$7,330
Effective Gross Income	\$236,990
Less Total Expenses	\$48,331
Projected Net Operating Income	\$188,659

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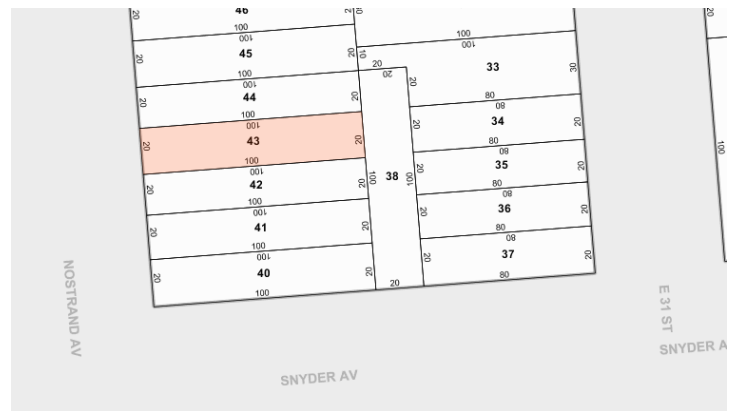
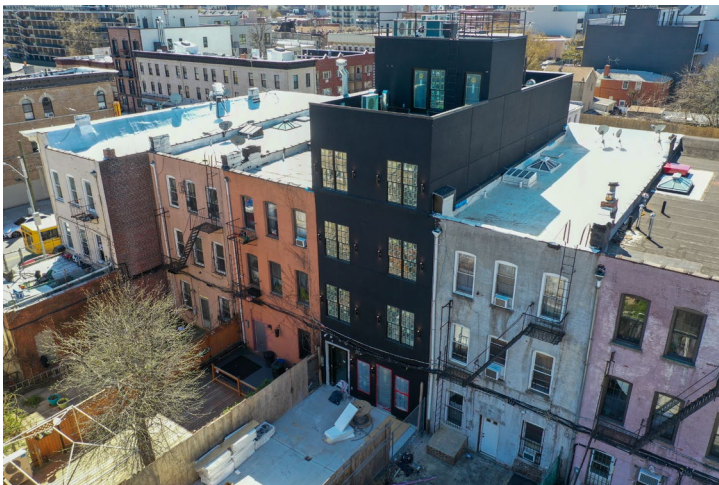
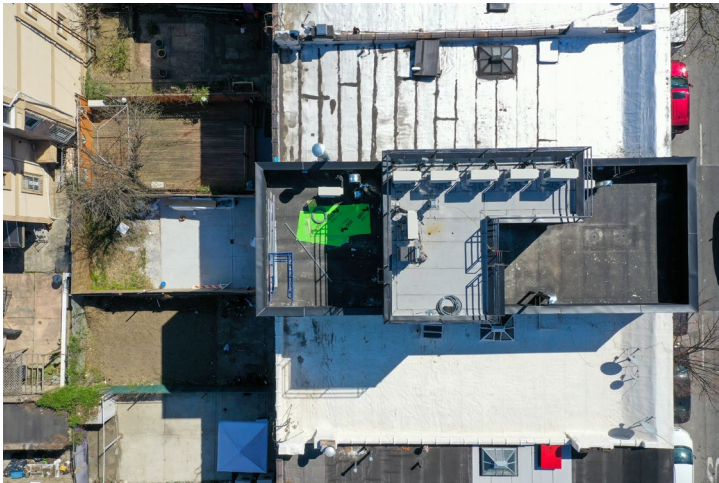
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EXTERIOR PHOTOS



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BUILDING FINANCIALS

PROJECTED REVENUE

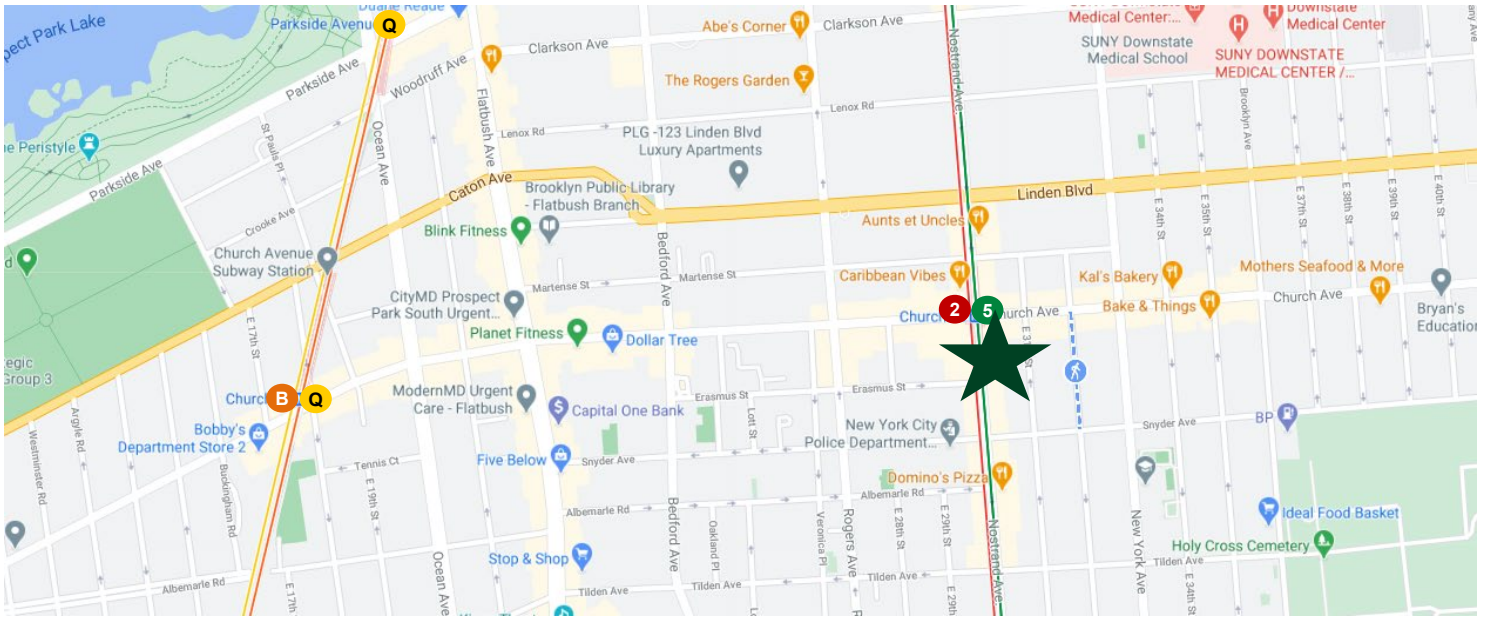
Unit	Type	SF	Status	Lease Exp.	Rent/Mo.	Rent/Yr.	\$ / SF
1A	Studio / 1.5 BA Duplex	478	Free Market	Vacant	\$2,300	\$27,600	\$58
1B	Studio / 1.5 BA Duplex + Garden	596	Free Market	Vacant	\$2,600	\$31,200	\$52
2A	1 Flex 2 BR / 1 BA	482	Free Market	Vacant	\$2,400	\$28,800	\$60
2B	1 Flex 2 BR / 1 BA	482	Free Market	Vacant	\$2,400	\$28,800	\$60
3A	1 Flex 2 BR / 1 BA	482	Free Market	Vacant	\$2,400	\$28,800	\$60
3B	1 Flex 2 BR / 1 BA	482	Free Market	Vacant	\$2,400	\$28,800	\$60
4A	1 Flex 2 BR / 1 BA	482	Free Market	Vacant	\$2,400	\$28,800	\$60
4B	2 Flex 3 BR / 2 BA Duplex + Private Deck	482	Free Market	Vacant	\$3,000	\$36,000	\$75
Laundry	Misc.	--	--	--	\$460	\$5,520	--
Total		3,966			\$20,360	\$244,320	\$62

FINANCIAL SUMMARY

Gross Annual Income	\$244,320
Vacancy & Credit Loss @ 3%	\$7,330
Effective Gross Income	\$236,990
Less Total Expenses	\$48,331
Projected Net Operating Income	\$188,659

ESTIMATED EXPENSES

Real Estate Taxes (21/22)	Full Taxes	\$21,473
Insurance	\$650 / Unit	\$5,200
Water & Sewer	\$750 / Unit	\$6,000
Heating Fuel	Pass Through	--
Electric (Common)	\$0.20 / GSF	\$948
Repairs & Maintenance	\$500 / Unit	\$4,000
Superintendent	\$300 / Month	\$3,600
Management	3% of EGI	\$7,110
Total	Exp. Ratio: 20%	\$48,331



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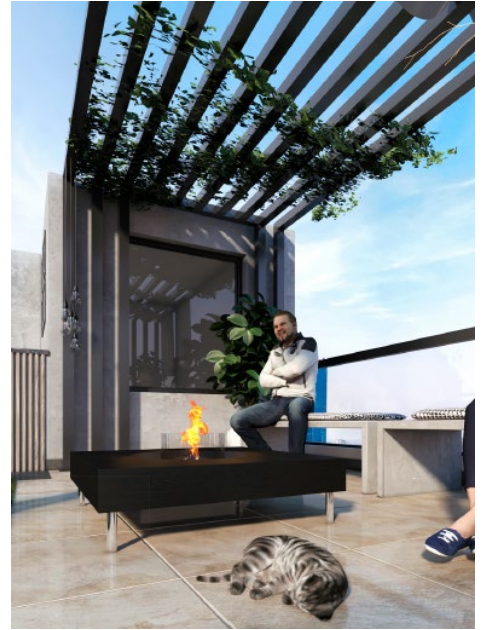
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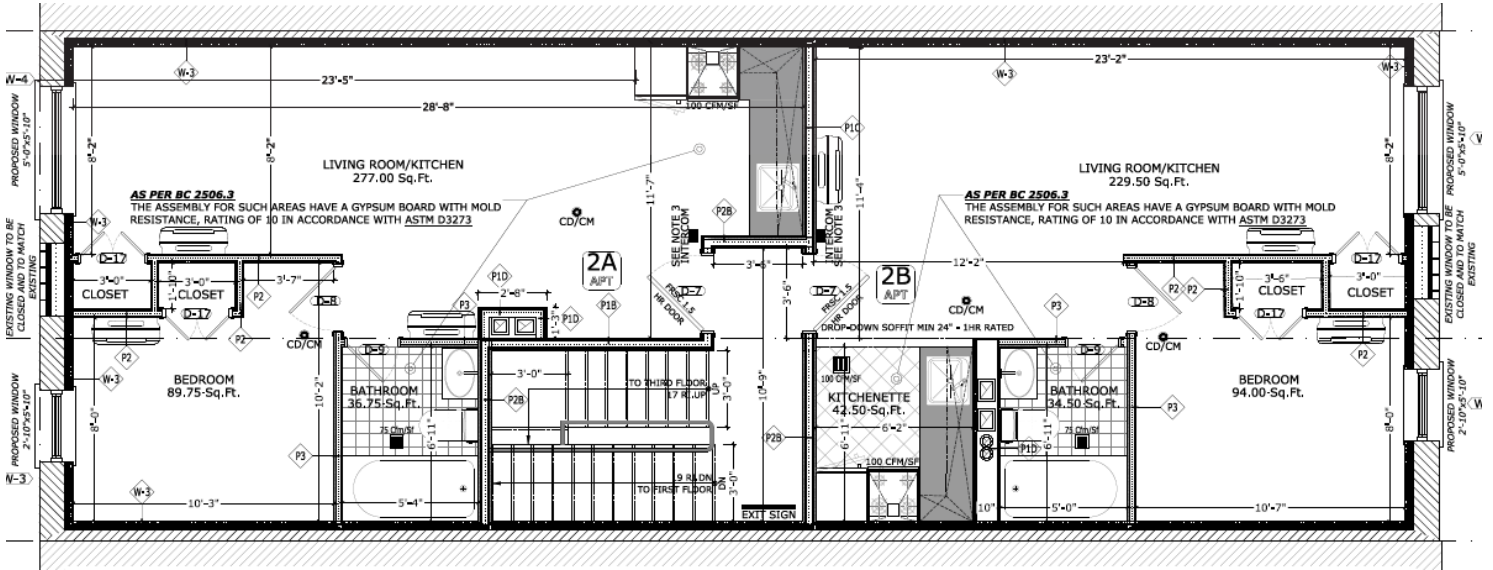
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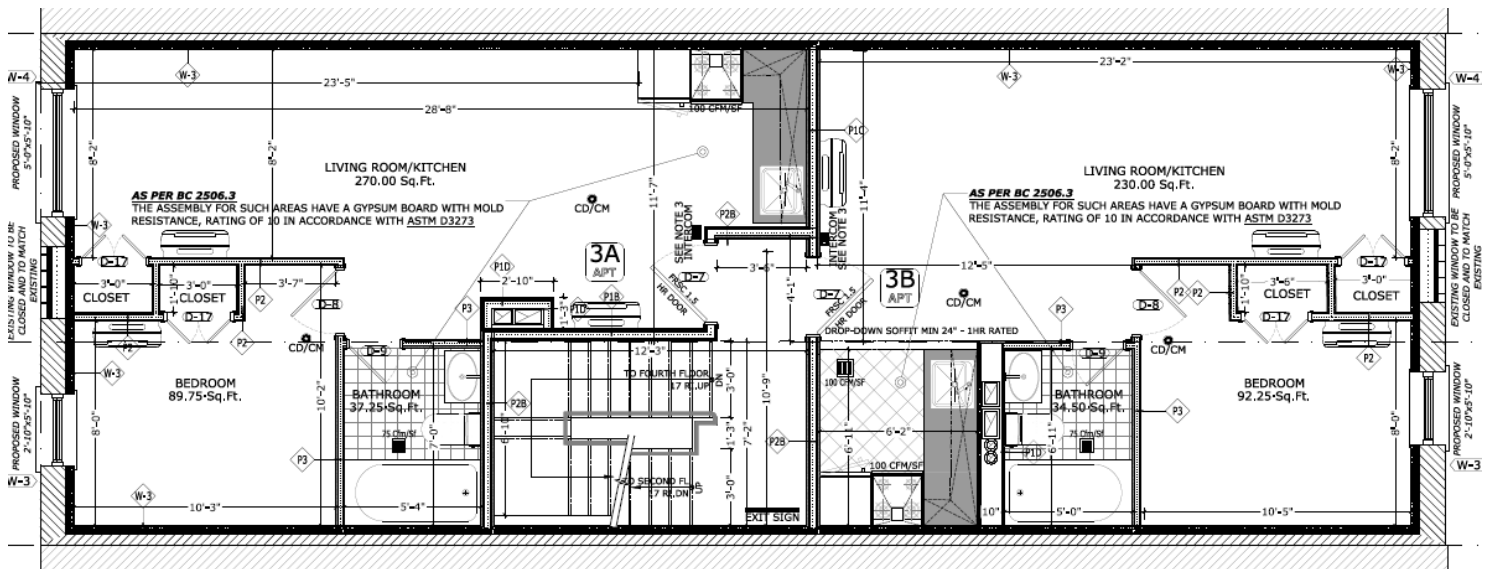


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FLOOR PLANS



Second Floor



Third Floor

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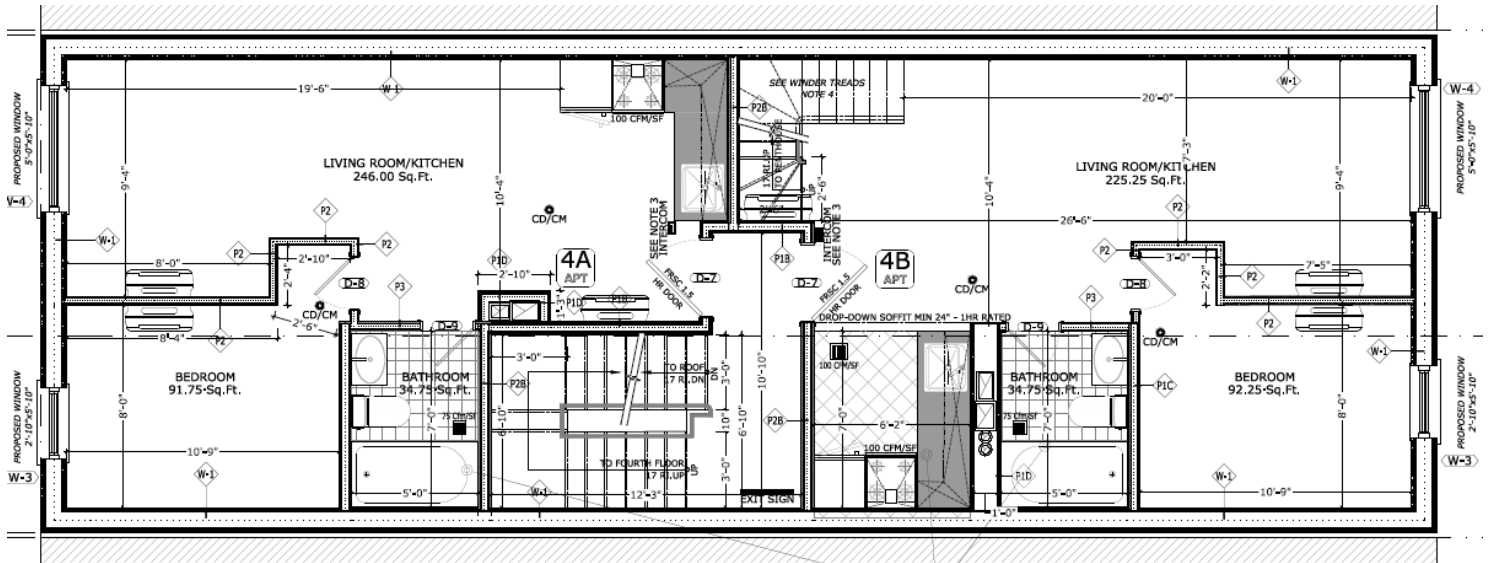
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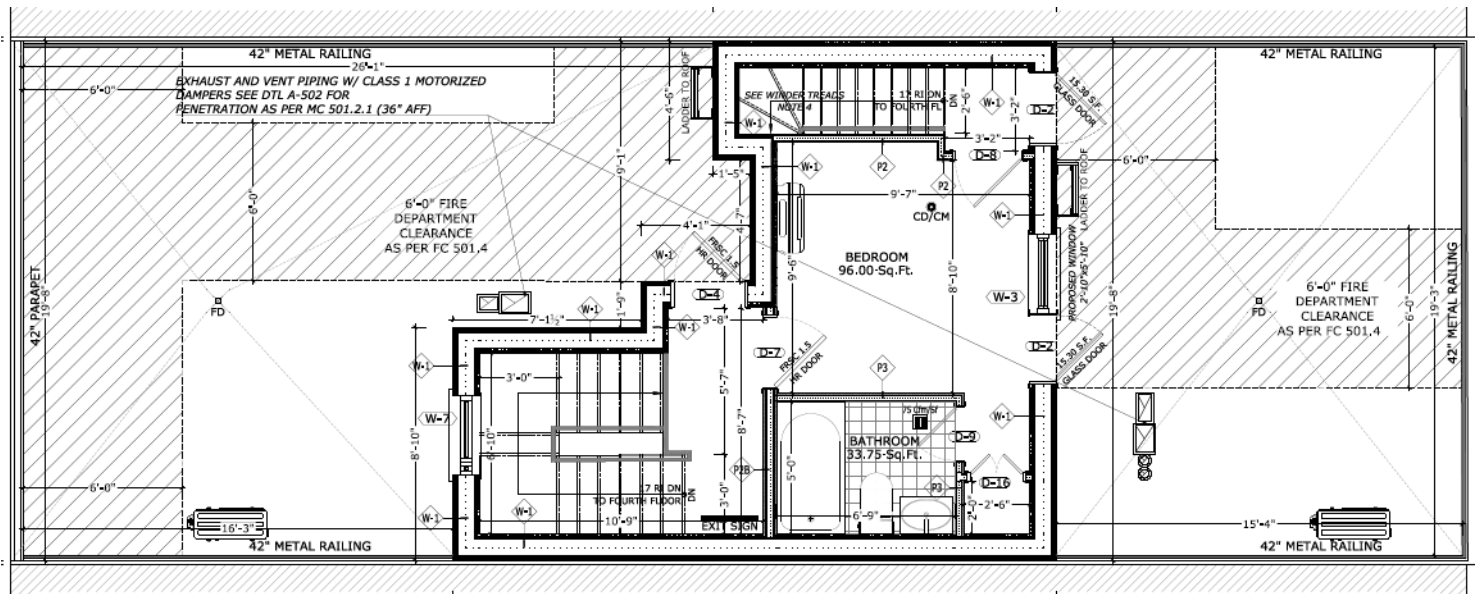


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FLOOR PLANS



Fourth Floor



Roof

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