

142 East 52nd Street, 6-Family

EAST FLATBUSH, BROOKLYN, NY



Price: \$1,300,000

MATTHEW STEER

Licensed Real Estate Salesperson
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5.3% CAP (Projected)

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NEW YORK, NY

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PRESENTED BY:

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Executive Summary



142 East 52nd Street, 6-Family

EAST FLATBUSH, BROOKLYN, NY

Price: \$1,300,000 5.3% CAP (Projected)

5 Free-market units - 1 Rent-Stabilized

1 of the FM units lease up 2/29/2020

Projected CAP: 5.3% after 2/29/2020

Private Driveway

Recently Updated

Five 2-Bed + One 1-Bed Apartments

Walking Distance to 3 & 4 Train

**Fantastic Multi-Family Investor Opportunity
approximately 5.3% projected cap rate!!**

Very well maintained 3-story beautiful brick 6-family in the heart of East Flatbush, just below Crown Heights and east of Prospect Lefferts Gardens. Currently 5 of the 6 apartments are free market. One apartment is rent stabilized and collecting just shy of the current market rate.

All bathrooms and kitchens have been updated. A new boiler was installed in 2004 and has had several maintenance procedures implemented to create functionality at an optimum level. Electrical and plumbing is upgraded. Each unit has separately metered gas and electric.

Showing by appoint only.

Property Details

STREET ADDRESS: 142 East 52nd Street

CITY, STATE, ZIP: Brooklyn, NY 11203

PROPERTY TYPE: Commercial

BUILDING CLASS: 6-Unit Multi-Family

BUILDING FRONTAGE: 22ft

CROSS STREETS: 52nd Street and Clarkson Avenue

YEAR BUILT: 1930

NUMBER OF STORIES: 3

SIZE: 5,670 SF

NUMBER OF UNITS: 6



Additional Photos



Proforma

PROJECTED

Status	Unit - Size	Monthly Rent	Per Annum
Vacant	1F - 2 Bed	\$ 1,700	\$ 20,400
Vacant	1R - 1 Bed	\$ 1,350	\$ 16,200
Vacant	2F - 2 Bed	\$ 1,700	\$ 20,400
Vacant	2R - 2 Bed	\$ 1,700	\$ 20,400
Lease Expires 2/29/2020	3F - 2 Bed	\$ 1,020	\$ 12,240
Rent Stabilized	3R - 2 Bed	\$ 756	\$ 9,072

Total **\$ 98,712**

Expenses	Per Annum
Est. Expenses	\$ 21,839
Tax	\$ 13,921
Est. Sewer	\$ 2,000
Total	\$ 37,760

NOI **\$ 60,952**

Price **\$ 1,300,000**
Cap Rate **4.7%**

PROJECTED (2/29/2020)

Type	Monthly Rent	Per Annum
Free Market	\$ 1,700	\$ 20,400
Free Market	\$ 1,350	\$ 16,200
Free Market	\$ 1,700	\$ 20,400
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Rent Stabilized	\$ 756	\$ 9,072

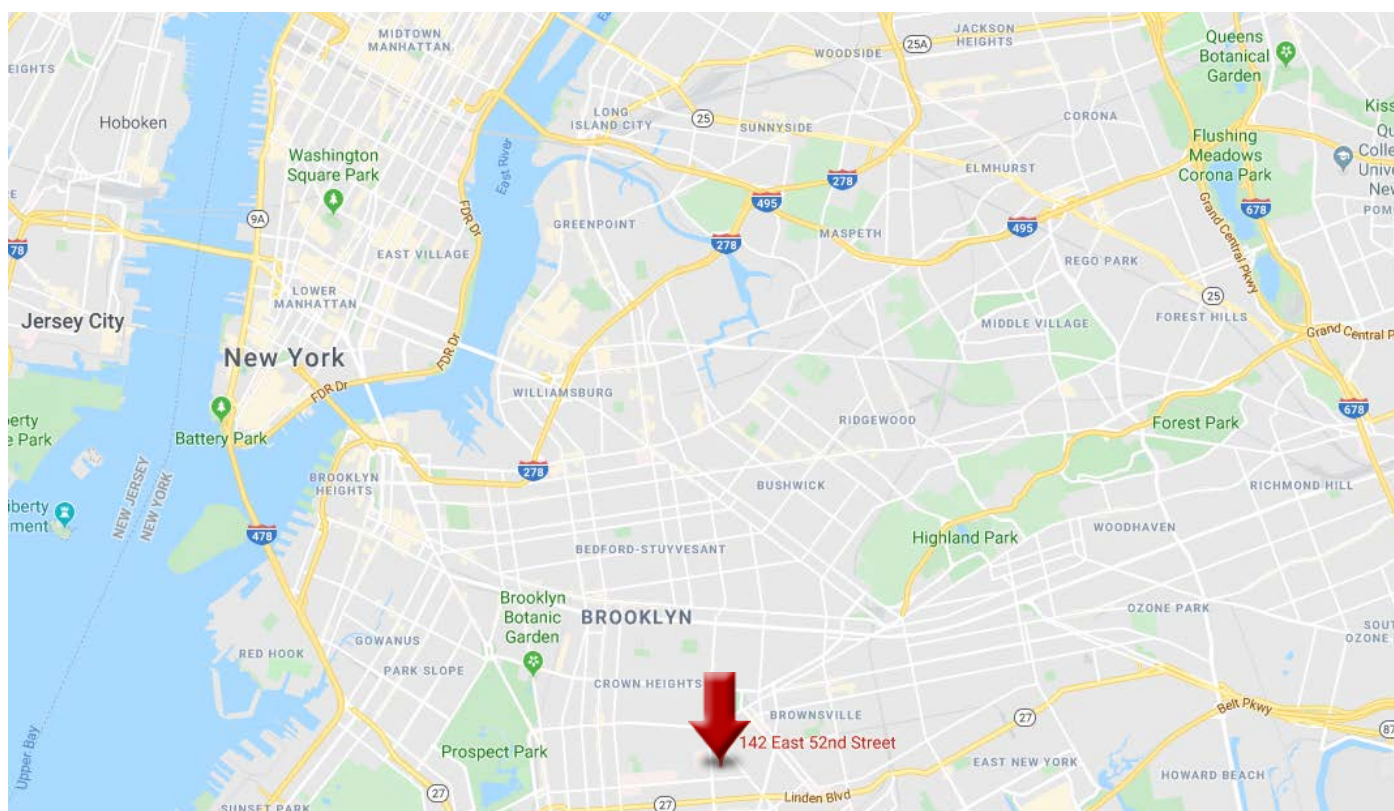
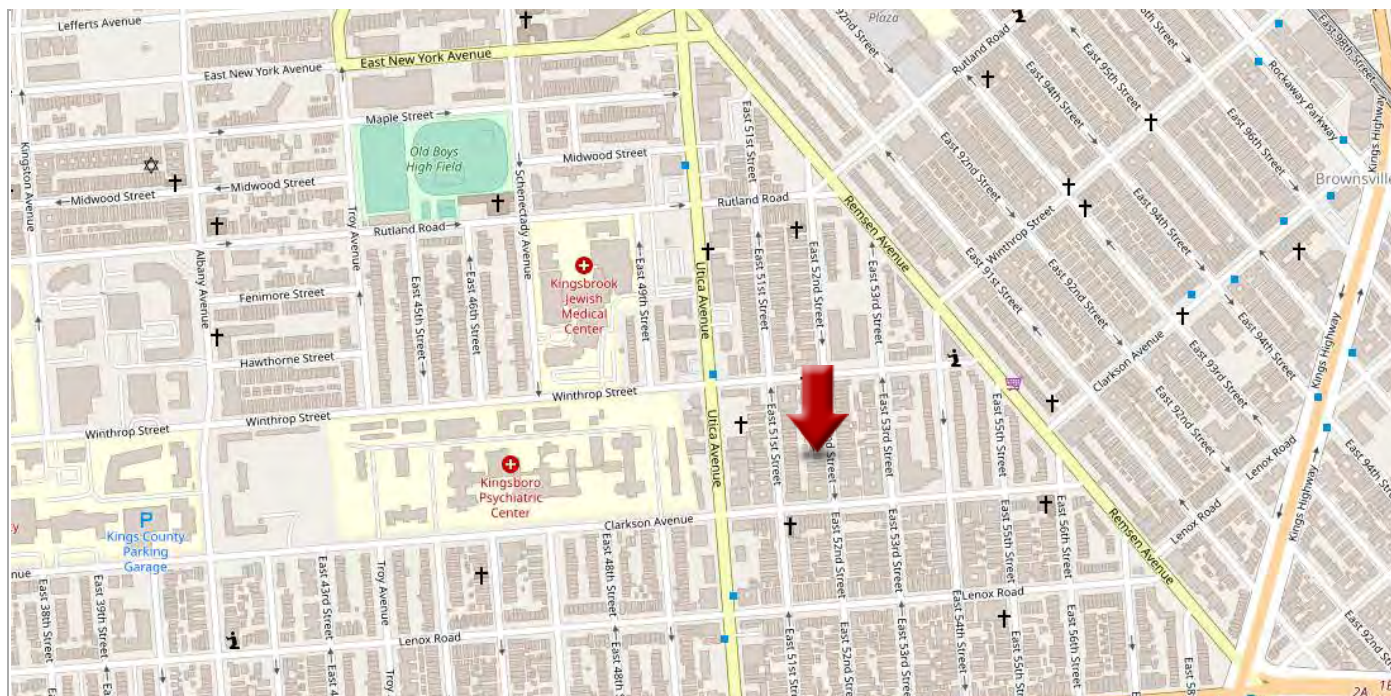
Total **\$ 106,872**

Expenses	Per Annum
Est. Expenses	\$ 21,839
Tax	\$ 13,921
Sewer	\$ 2,000
Total	\$ 37,760

NOI **\$ 69,112**

Price **\$ 1,300,000**
Cap Rate **5.3%**

Location Maps



Aerial Map

