

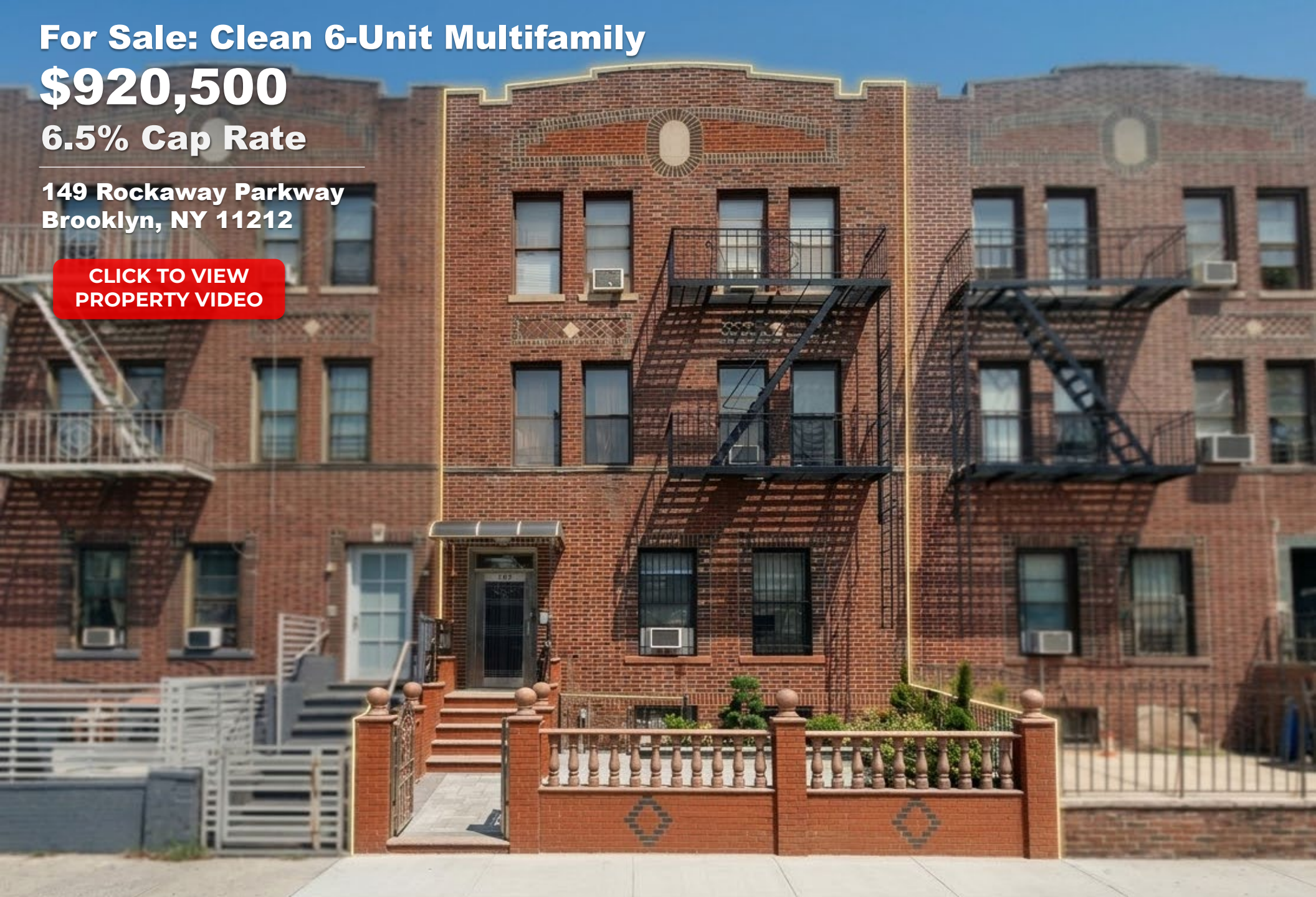
# For Sale: Clean 6-Unit Multifamily

## \$920,500

### 6.5% Cap Rate

149 Rockaway Parkway  
Brooklyn, NY 11212

[CLICK TO VIEW  
PROPERTY VIDEO](#)



Contact Brokers for More Information

**SCHUCKMAN**<sup>®</sup>  
REALTY INC.

120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

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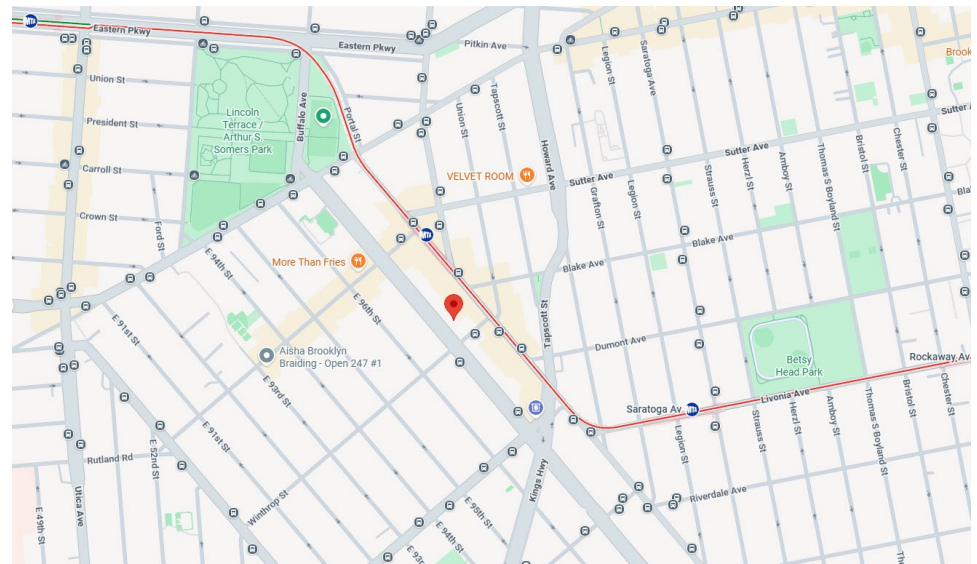
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# For Sale: Clean 6-Unit Multifamily

149 ROCKAWAY PARKWAY, BROOKSVILLE - BROOKLYN NY 11212

## Property Information

Address	149 Rockaway Pkwy
City State Zip	Brooklyn, NY, 11212
Cross Streets	Rockaway Pkwy & Winthrop St
Neighborhood	Brownsville
Block & Lot	04616-0053
Lot Dimensions	24 ft x 100 ft
Lot SF	2,400
Building Dimensions	24 ft x 80 ft
Building SF	5,160
Year Built/Renovated	1930
Stories	3
Elevator / Walk-Up	Walk-Up
Residential Units	6 Rent Stabilized
Zoning	R6
FAR	3
Max FAR	7,200
Available Air Rights	2,040
Tax Class	2A
Tax Year	2025-2026
Full Tax Bill	\$17,858



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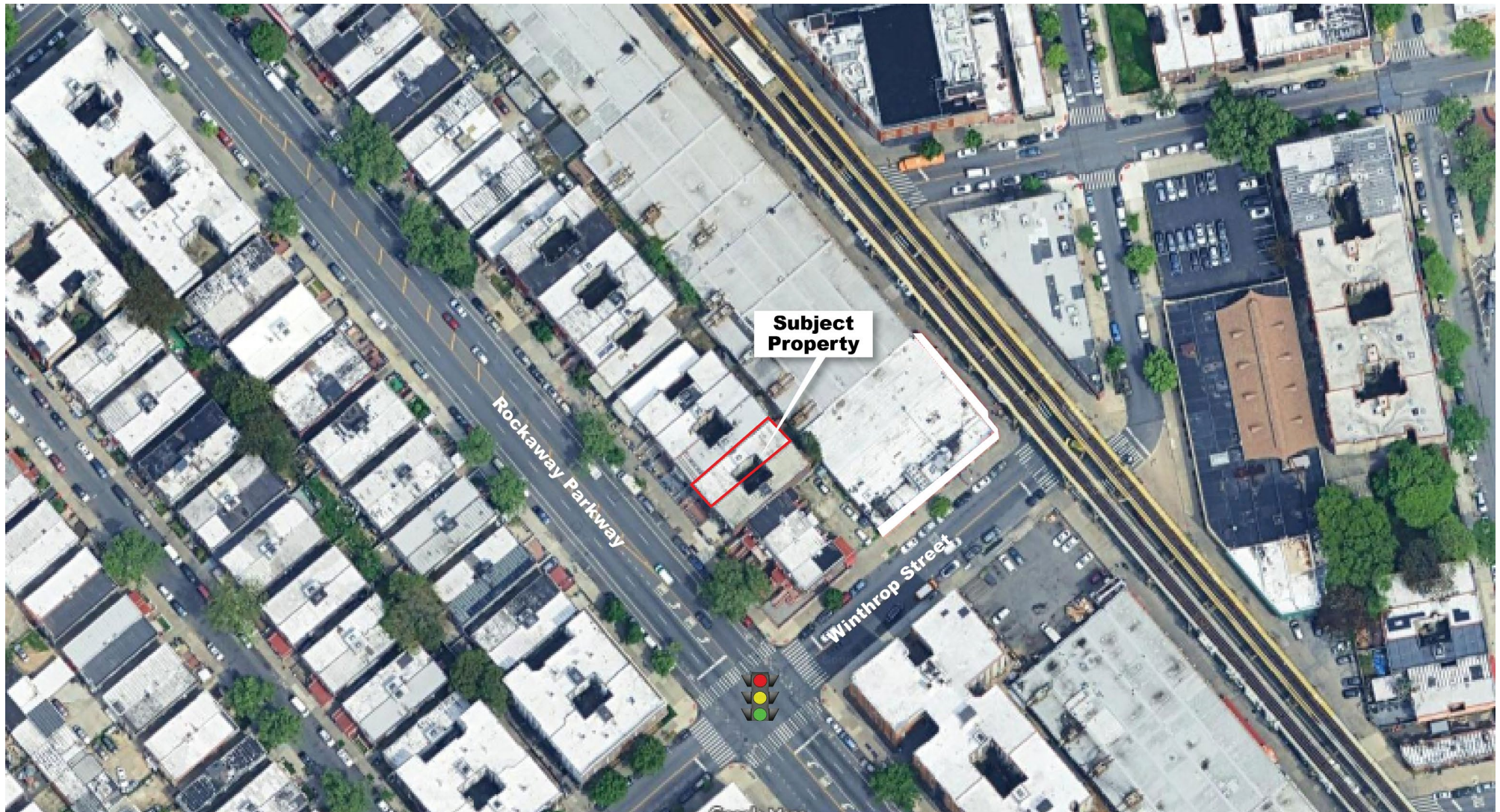
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Overhead View



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## Rent Roll

Residential Revenue						
Unit #	Status	Layout	Rent/Month	Legal Rent/Month	Lease Exp	
1F	Rent Stabilized	1 Bed / 1 Bath	\$1,328.25	\$1,328.25	6/30/2026	
1R	Rent Stabilized	2 Bed / 1 Bath	\$1,656.98	\$1,656.98	10/31/2026	
2F	Rent Stabilized	2 Bed / 1 Bath	\$1,601.00	\$1,601.00	8/31/2026	
2R	Rent Stabilized	2 Bed / 1 Bath	\$1,700.00	\$1,700.00	10/31/2026	
3F	Rent Stabilized	2 Bed / 1 Bath	\$1,596.00	\$1,596.00	8/31/2027	
3R	Rent Stabilized	2 Bed / 1 Bath	\$1,486.13	\$1,486.13	6/30/2026	
<b>Monthly Residential Revenue</b>		<b>6 Unit(s)</b>	<b>\$9,368</b>	<b>\$9,368</b>		
<b>Total Annual Revenue</b>			<b>\$112,420</b>	<b>\$112,420</b>		

\*All rents, legal rents and case history confirmed in good standing with DHCR

\*\*Documentation to be supplied during Due Diligence



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## Financial Overview

Revenue		
Total Gross Revenue		\$112,420
Vacancy and Credit loss	3%	(\$3,373)
<b>Effective Gross Income</b>		<b>\$109,048</b>
Expenses		
Real Estate Taxes	Actual	\$17,858
Water and Sewer	\$850/Unit	\$5,100
Insurance	Actual	\$5,976
Repairs & Maintenance	\$550/Unit	\$3,300
Management	3% of EGI	\$3,271
Electricity	Actual	\$1,200
Heating oil	Actual	\$12,000
<b>Total Operating Expenses</b>		<b>\$48,705</b>
<b>Net Operating Income</b>		<b>\$60,342</b>



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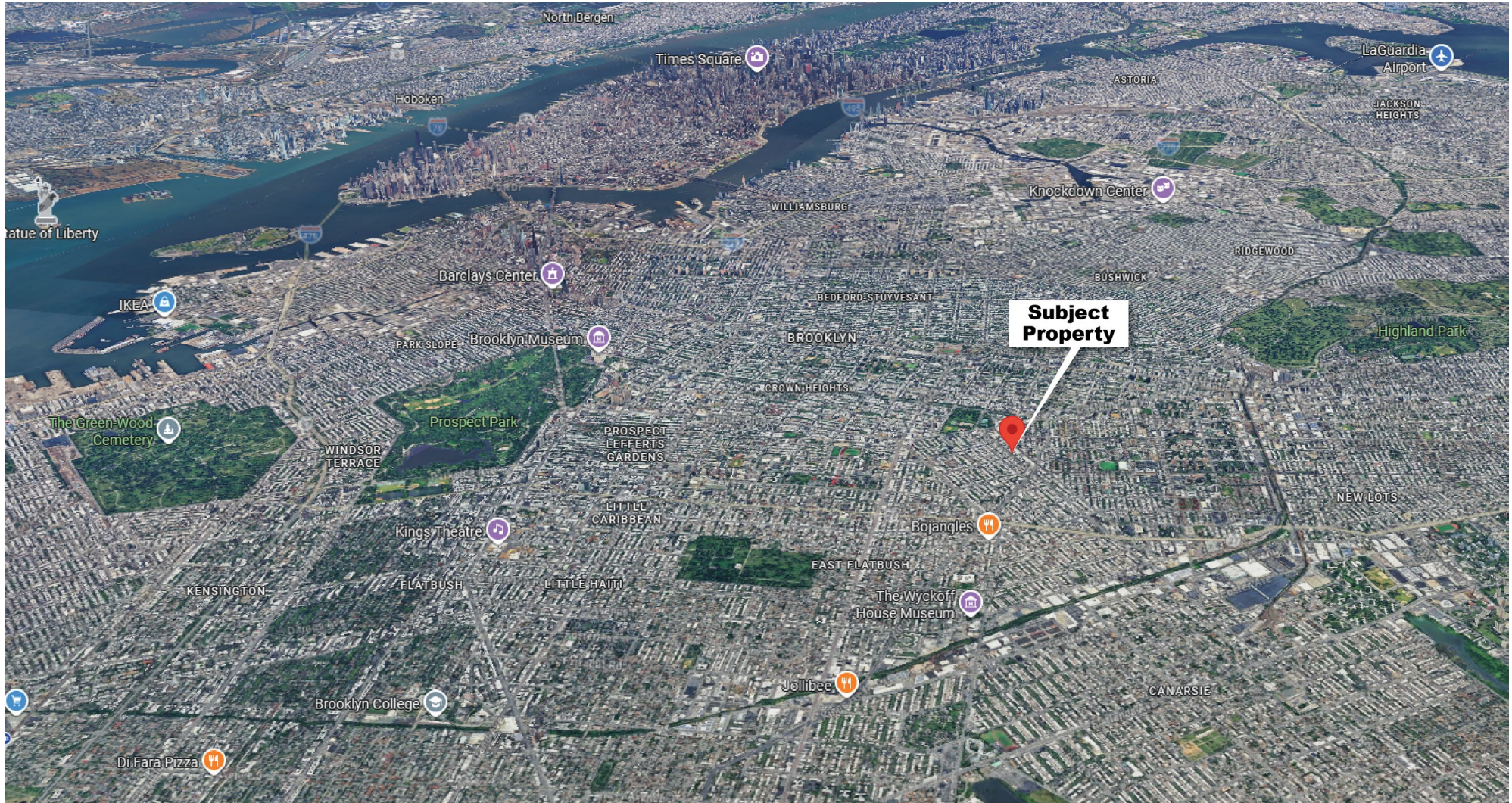
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## Location Map



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# Schuckman Realty's Investment Sales Team



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