

455 E 94th Street
Brooklyn, NY 11212



The Olson Marrone
TEAM

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455 East 94th St., AKA address 449-455 E94th St, is an excellent opportunity to acquire a solid red-brick, four-story pre-war 25-unit multifamily building in the heart of East Flatbush, Brooklyn. This well-maintained walk-up property with spacious pre-war apartments, ranging from studios to 3 bedrooms, attracts a strong rental demand and provides steady cash flow. With a CAP near 8%, the property offers immediate income as well as with long-term appreciation potential. Fully occupied, all apartments are rent-stabilized, with no rent control in place. The building enjoys a prime location surrounded by multiple shopping and dining choices. Neighborhood perks include the modern amenities of nearby Kennedy Park and sporting opportunities at Betsy Head Park. Multiple bus lines, as well as the 2, 3, 4, and 5 subway lines at Saratoga Avenue, ensure convenient transportation throughout the city. With consistent occupancy, rental upside, and highly desirable pre-war layouts, this 25-unit brick building is a substantial addition to any investment portfolio. As a bonus, the opportunity to acquire a similar property located at 448 could add another 27 units to this asset collection. DHCRs can be provided upon request.

About the Building

- 4 Story apartment building
- 27 residential units
 - 22 One Bedrooms
 - 4 Two Bedrooms
 - 1 Three Bedrooms
- 25,600 square feet
- Zoning R6 (MODERATE DENSITY RESIDENTIAL), C1
- Block & lot: 04691-0069
- Lot dimensions 80 ft x 100 ft
- Building dimensions 80 ft x 80 ft

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Income and Expenses

Income

	Unit #	Monthly	Legal	Size	Lease end	Type
Residential	1A	\$ 1605.88	\$ 1605.88	2 Bedrooms	10/30/2025	RS
	2A	\$ 976.57	\$ 1017.15	1 Bedroom	4/19/2027	RS
	3A	\$ 1216.37	\$ 1216.37	1 Bedroom	11/30/2026	RS/ Section 8
	4A	\$ 1589.85	\$ 1589.85	1 Bedroom	5/31/2026	RS
	5A	\$ 1136.54	\$ 1106.22	1 Bedroom	4/9/2026	RS
	6A	\$ 1282.78	\$ 1282.78	3 Bedrooms	1/19/26	RS
	1B	\$ 715.38	\$ 944.31	1 Bedroom	12/31/2026	SR, CIT
	2B	\$ 1544.33	\$ 1544.33	1 Bedroom	2/28/2026	RS
	3B	\$ 1447.93	\$ 1477.93	2 Bedrooms	11/29/2025	RS
	4B	\$ 1024.69	\$ 1024	1 Bedroom	1/31/2026	RS
	5B	\$ 1267.92	\$ 1267.92	1 Bedroom	2/4/2026	RS
	6B	\$ 1308.17	\$ 1308.17	1 Bedroom	8/31/2025	RS
	7B	\$ 1151.66	\$ 1151.66	1 Bedroom	9/30/2025	RS
	1C	\$ 1296.55	\$ 1296.35	1 Bedroom	11/30/2025	RS
	2C	\$ 1200.7	\$ 1200.7	1 Bedroom	8/14/2026	SR, CIT
	3C	\$ 862.21	\$ 862.21	2 Bedrooms	11/30/2025	RS
	4C	\$ 1253.53	\$ 1253.53	1 Bedroom	2/28/2026	RS
	5C	\$ 1111.06	\$ 1081.33	1 Bedroom	7/19/2026	RS
	6C	\$ 863.91	\$ 863.91	1 Bedroom	2/28/2027	RS
	7C	\$ 1368.9	\$ 1339	1 Bedroom	9/30/2025	RS
1D	\$ 1379.21	\$ 1379.21	1 Bedroom	3/22/2026	RS	
2D	\$ 1209.45	\$ 1238.86	1 Bedroom	1/14/2026	RS	
3D	\$ 1851.13	\$ 1851.13	2 Bedrooms	1/31/2026	RS	
4D	\$ 1317.36	\$ 1317.36	1 Bedroom	12/14/2025	RS	
5D	\$ 1202.54	\$ 1197.3	1 Bedroom	8/16/2026	RS	
6D	\$ 1339	\$ 1339	1 Bedroom	8/30/2025	RS	
7D	\$ 1398.77	\$ 1398.77	1 Bedroom	4/14/2026	RS-V	

Expenses

R.E. Taxes	\$ 86,591
Water & sewer	\$ 36,749
Electric	\$ 2,075
Gas	\$ 36,967
Super	\$ -
Repairs/maint (3% GPR)	\$ 30,167
Insurance	\$ 23,092
Legal/misc.	\$ 1,000
Prop. Mgt (5% GPR)	\$ 19,878

Total Expenses **\$ 236,519**

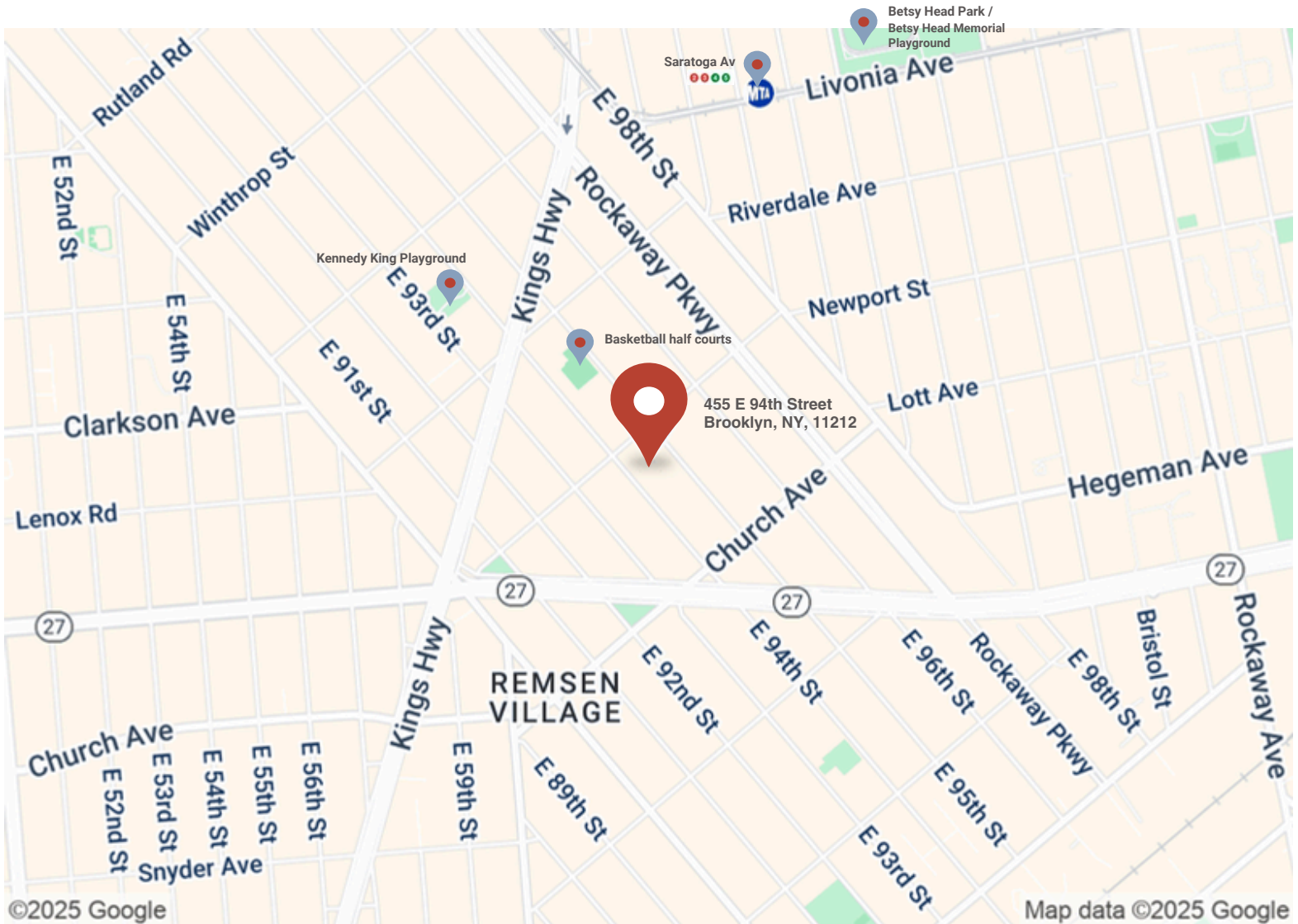
Asking Price
\$ 2,080,000

Monthly Gross Potential Rent **\$ 34,155.23**
 Monthly Net Effective Rent **\$ 33,130.57** ← **3% Vacancy**

Total Annual Income **\$ 397,566.88**
 Net Operating Income **\$ 161,047.53**

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○
● Location



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Each office is independently owned and operated.

