



8623 Flatlands Avenue, Brooklyn, NY 11236

Residential Income

12 Units (4 Affordable + 8 Free Market)

Annual Income: \$380,664.00

Commercial Income

1 Unit: Pawn Shop

Annual Income: \$60,000.00

Parking Income

8-car garage, currently not rented

Projected Annual Income: \$14,400.00

(at \$150/parking spot per month)

35-Year 421-a(16)

Asking \$5,300,000.00

**Exclusively Offered by:
Elana Bernstein**



Realtor

Direct: (917) 635-3980

Email:

elana@auctionstoppers.nyc



Unit	Rent	Layout
2A	\$2,158.00	Studio
2B	\$2,555.00	2 BR
2C	\$2,463.00	2 BR
2D	\$2,555.00	2 BR
3A	\$2,500.00	Studio
3B	\$3,027.00	2 BR
3C	\$2,463.00	2 BR
3D	\$3,614.00	3 BR
4A	\$1,850.00	Studio
4B	\$2,912.00	2 BR
4C	\$2,750.00	2 BR
4D	\$2,275.00	1 BR

Expenses	
Water	\$16,746.78
Electric	\$7,200.00
Taxes	\$15,695.84
Insurance and Maintenance	\$25,000.00

