



# Alpha Realty

Investment Sales

**1809 Beverley Rd, Brooklyn, NY 11226**

*Prospect Park South*

*4-Story Building | 9 Apartments | 14,100 SF*

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# 1809 Beverley Rd, Brooklyn, NY 11226

Between E 18th Street & E 19th Street

4-Story Building | 9 Apartments | 14,100 SF

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## PROPERTY OVERVIEW

Neighborhood	Prospect Park South
Block/Lot	05122/0039
Lot Size	50' X 100'
Building Size	39' X 84'
Building SF	14,100 SF
Building Type	4-story/Walk-up
Total Apartments	9
Layouts	9/5
Total Rooms	45
Zoning	R7A
FAR (built/allowed)	2.82/4.0
Taxes (25/26)	\$31,930 (Class 2B)
HPD Violations	8/A, 51/B, 40/C
Year Constructed	1927

## DETAILS & HIGHLIGHTS

- 4-story walk-up building consisting of 9 apartments
- Protected Tax Class 2B
- The property is located in the Prospect Park South section of Brooklyn, near shopping, dining and entertainment options
- Within walking distance to the Beverly Rd Station (   trains)

**\$2,250,000** | **\$160** | **9.7X** | **7.0%**  
ASKING PRICE      \$/SF      GRM      CAP



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## FINANCIAL OVERVIEW

### INCOME:

APARTMENTS (9 units)	\$	237,303
VACANCY/CREDIT LOSS	\$	(4,746)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$</b>	<b>232,557</b>

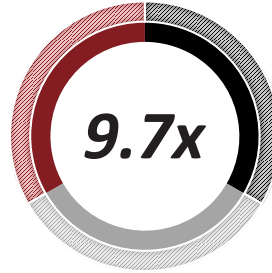
### ESTIMATED EXPENSES:

TAXES (25/26)(Class 2B)	\$	31,930
WATER & SEWER	\$	8,610
PAYROLL/SERVICE CONTRACTS	\$	6,000
HEATING	\$	11,070
MANAGEMENT FEE (3%)	\$	6,977
ELECTRIC	\$	2,690
INSURANCE	\$	10,000
REPAIRS, MAINTENANCE & MISC (\$500/UNIT)	\$	4,500
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>81,777</b>

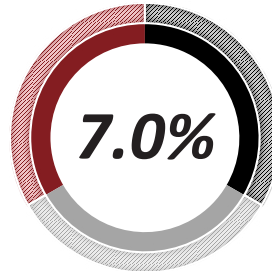
**NET OPERATING INCOME** \$ **150,780**



PRICE/SF



RENT MULTIPLE



CAP RATE

RENT ROLL						
UNIT	TENANT NAME	RENT/MONTH	LEGAL RENT	LAYOUTS	STATUS	COMMENTS
BSMT	TENANT 1	\$3,100	\$4,000	3BD/1BA	FM	PRIVATE GARDEN
1W	TENANT 2	\$2,212	\$2,290	3BD/1BA	RS	PRIVATE GARDEN
1E	TENANT 3	\$2,031	\$2,083	3BD/1BA	RS	
2E	TENANT 4	\$2,400	\$3,000	3BD/1BA	RS	
2W	TENANT 5	\$1,899	\$1,899	3BD/1BA	RS	
3E	TENANT 6	\$2,056	\$2,646	3BD/1BA	RS	
3W	TENANT 7	\$2,348	\$2,497	3BD/1BA	RS	
4E	TENANT 8	\$1,830	\$2,377	3BD/1BA	RS	
4W	TENANT 9	\$1,900	\$1,938	3BD/1BA	RS	
<b>MONTHLY TOTAL</b>		<b>\$19,775</b>	<b>\$22,731</b>			
<b>ANNUAL TOTAL</b>		<b>\$237,303</b>	<b>\$272,768</b>			

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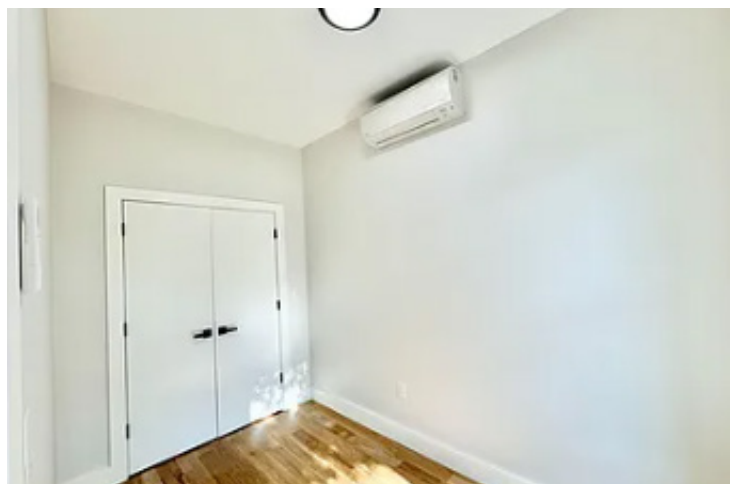
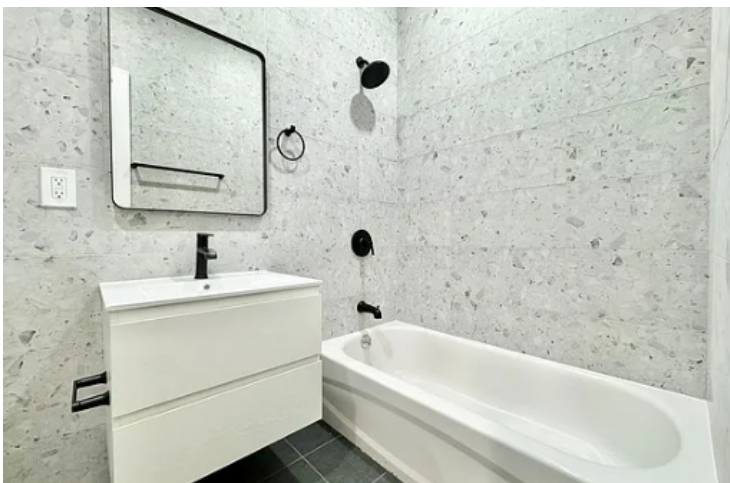
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### INTERIOR IMAGES



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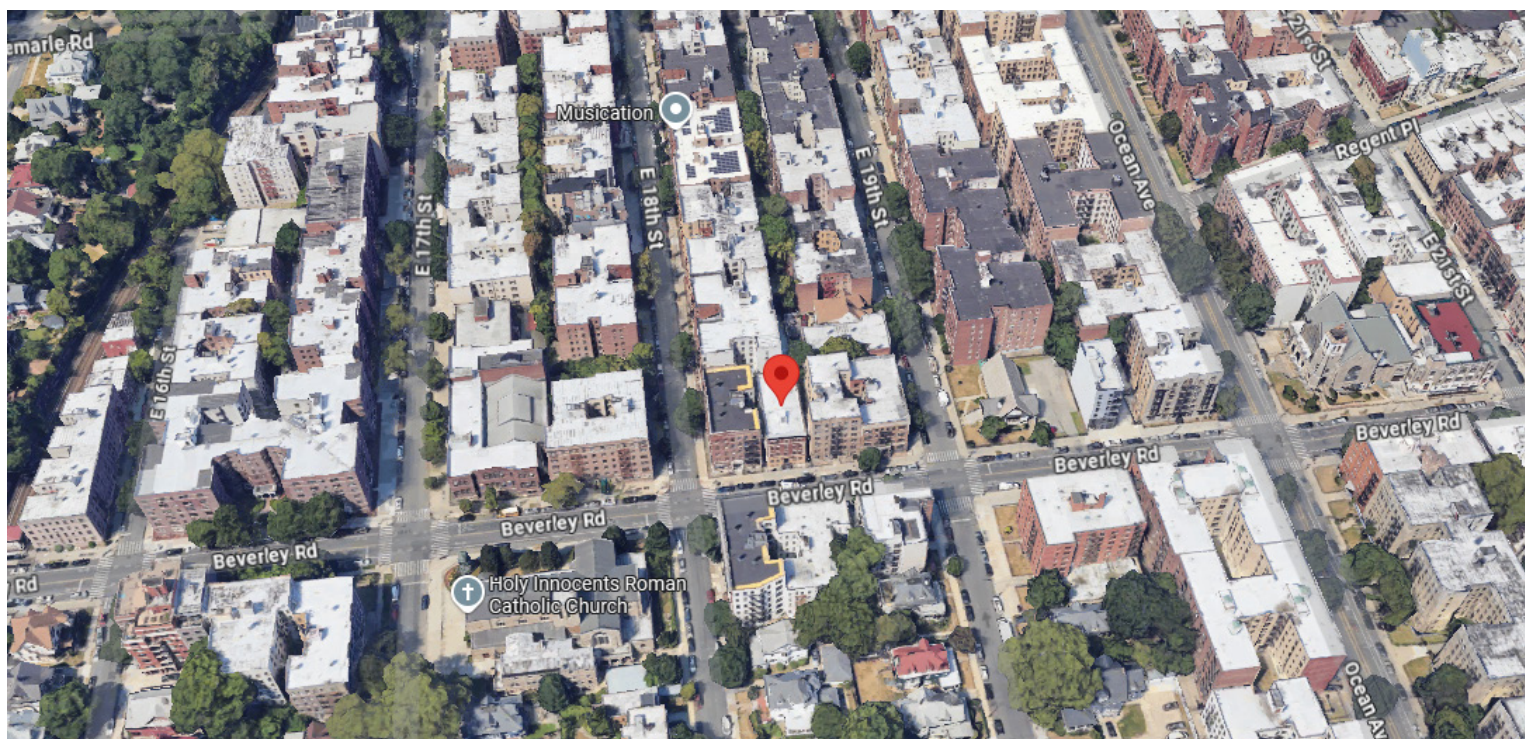
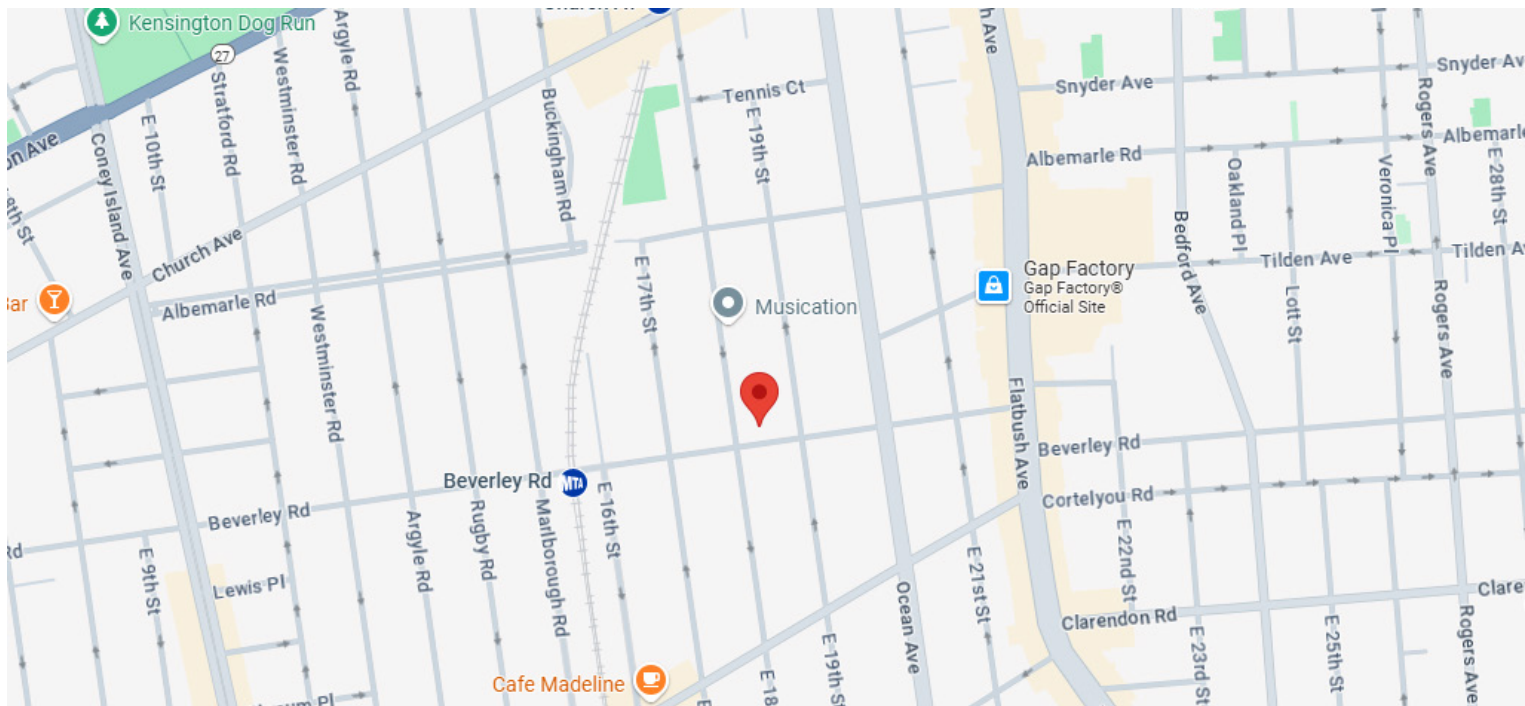
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4-Story Building | 9 Apartments | 14,100 SF

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## AERIAL VIEW



**\$2,250,000**

ASKING PRICE

**\$160**

\$/SF

**9.7X**

GRM

**7.0%**

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