

448 E 94th Street
Brooklyn, NY 11212



The Olson Marrone
TEAM

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448 East 94th St. AKA address 448-456 E94th St, is an excellent opportunity to acquire a solid red-brick, four-story pre-war 28-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 rate near 8%, the property offers immediate income as well as 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 and 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 28-unit brick building is a substantial addition to any investment portfolio. As a bonus, the opportunity to acquire a similar property located at 455 could add another 25 units to this asset collection. DHCRs can be provided upon request.

About the Building

- 4 Story apartment building
- 28 residential units
 - 23 One Bedrooms
 - 4 Two Bedrooms
 - 1 Studio
- 25,600 square feet
- Zoning R6 (MODERATE DENSITY RESIDENTIAL), C1
- Block & lot: 04690-0049
- 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	\$ -	\$ -	1 Bedroom	-	Super
	2A	\$ 1388.88	\$ 1388.88	1 Bedroom	12/31/2025	RS
	3A	\$ 1452.83	\$ 1413.95	1 Bedroom	5/9/2026	RS
	4A	\$ 1097.73	\$ 1068.36	1 Bedroom	5/19/2026	RS
	5A	\$ 1361.82	\$ 1319.58	1 Bedroom	6/30/2026	RS /Section 8
	6A	\$ 1080.34	\$ 1080.34	Studio	9/4/2025	RS
	7A	\$ 1484.16	\$ 1484.16	2 Bedrooms	1/31/2026	RS/ Section 8
	1B	\$ 1111.36	\$ 1111.36	1 Bedroom	6/1/2026	RS
	2B	\$ 1149.26	\$ 1149.26	1 Bedroom	12/31/2025	RS
	3B	\$ 1347.71	\$ 1311.64	1 Bedroom	4/30/2026	RS
	4B	\$ 990.81	\$ 1098.54	1 Bedroom	3/14/2027	SR, CIT
	5B	\$ 1579.75	\$ 1537.47	2 Bedrooms	8/14/2026	RS
	6B	\$ 896.68	\$ 986.86	1 Bedroom	8/31/2025	SR, CIT
	7B	\$ 939.04	\$ 1121.29	1 Bedroom	11/16/2026	SR, CIT
	1C	\$ 897.71	\$ 852.94	1 Bedroom	7/31/2027	RS
	2C	\$ 1229.04	\$ 1229.04	1 Bedroom	11/4/2025	RS
	3C	\$ 1027.83	\$ 1221.99	1 Bedroom	12/31/2025	RS
	4C	\$ 1147.03	\$ 116.34	1 Bedroom	4/5/2026	RS
	5C	\$ 1698.91	\$ 1691.51	2 Bedrooms	4/3/2026	RS
	6C	\$ 1069	\$ 1069.01	1 Bedroom	9/30/2025	RS
7C	\$ 1285.43	\$ 1285.43	1 Bedroom	1/31/2026	RS	
1D	\$ 1117.98	\$ 1088.06	1 Bedroom	7/31/2026	RS	
2D	\$ 944.28	\$ 944.28	1 Bedroom	6/23/2026	RS	
3D	\$ 1095.93	\$ 1091.15	1 Bedroom	7/22/2026	RS	
4D	\$ 1263.48	\$ 1263.48	1 Bedroom	10/31/2025	RS	
5D	\$ 894.43	\$ 849.82	2 Bedrooms	6/30/2027	RS	
6D	\$ 1329.42	\$ 1329.42	1 Bedroom	8/31/2025	RS	
7D	\$ 1276.78	\$ 1276.78	1 Bedroom	3/31/2026	RS	

Expenses

R.E. Taxes	\$ 81,450
Water & sewer	\$ 23,590
Electric	\$ 4,436
Gas	\$ 20,903
Super	\$ -
Repairs/maint (3% GPR)	\$ 22,075
Insurance	\$ 23,092
Legal/misc.	\$ 1,000
Prop. Mgt (5% GPR)	\$ 18,264

Total Expenses **\$ 194,810**

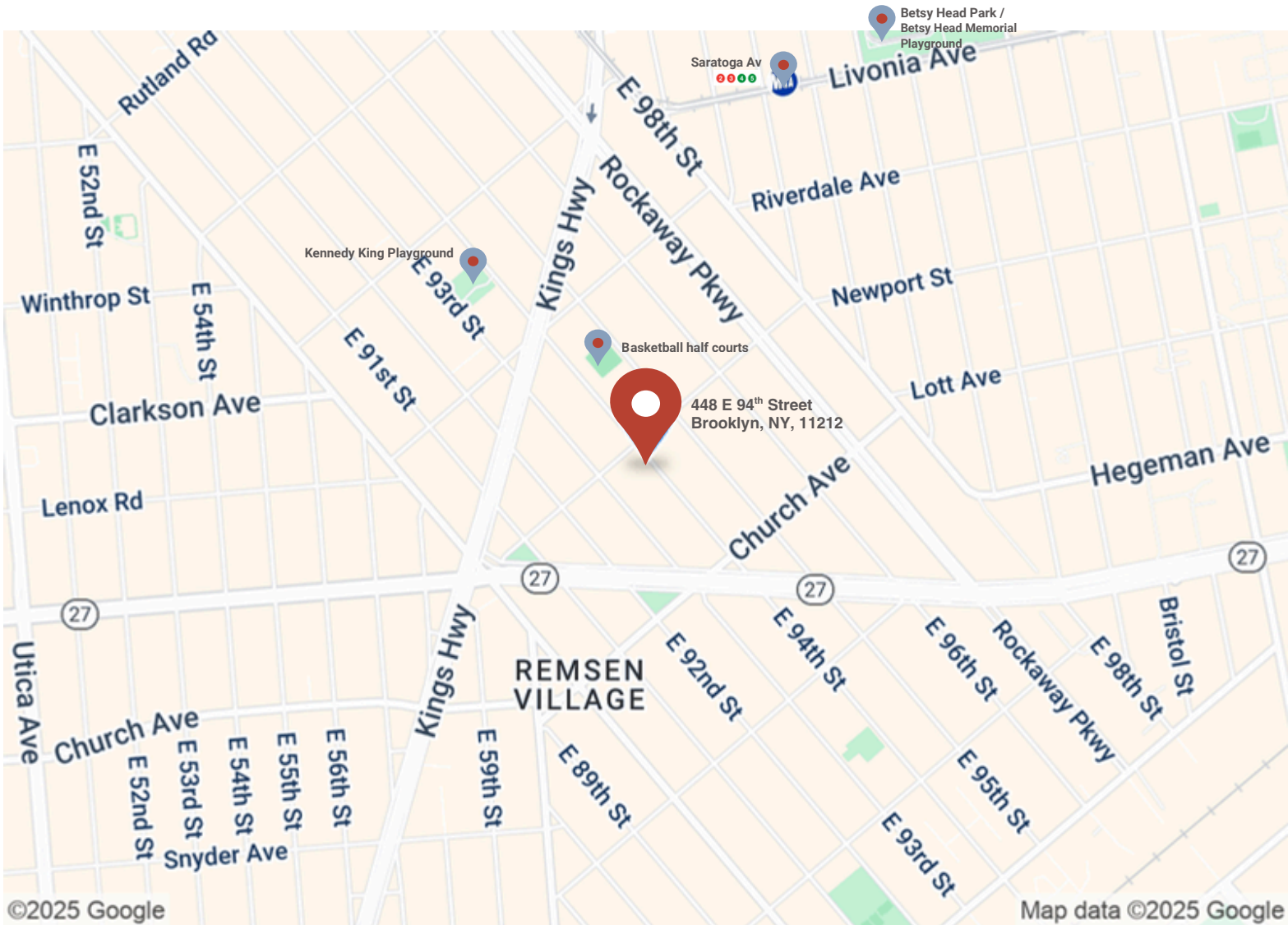
Asking Price
\$ 2,200,000

Monthly Gross Potential Rent **\$ 31,380.94**
 Monthly Net Effective Rent **\$ 30,439.51** ← **3% Vacancy**

Total Annual Income **\$ 365,274.14**
 Net Operating Income **\$ 170,464.43**

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○
● Location



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TEAM at Keller Williams Realty Empire

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Each office is independently owned and operated.

