

Alpha Realty

Investment Sales

363 Neptune Avenue, Brooklyn, NY 11235

Brighton Beach

Gut-Renovated 16-unit Multifamily
100% Free-Market

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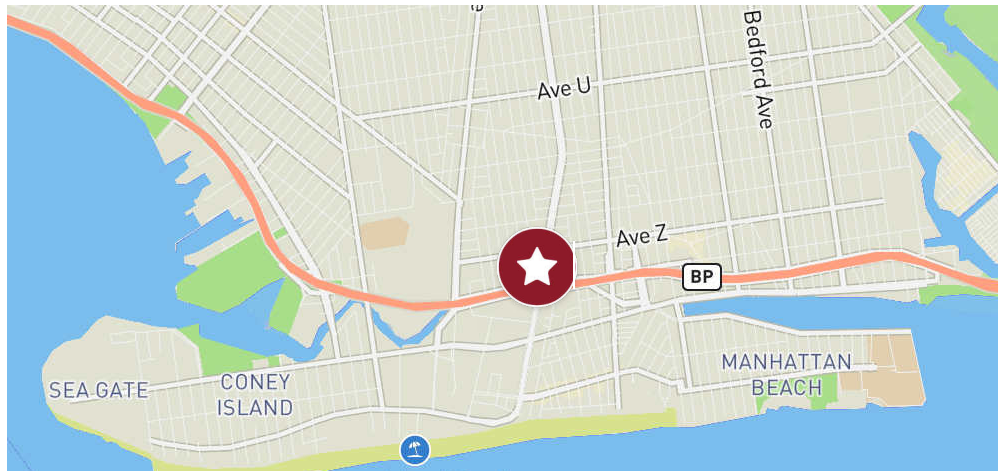


PROPERTY OVERVIEW

363 Neptune Avenue, Brooklyn, NY 11235

*Between Ocean Parkway and Brighton 3rd Street
Renovated | 16 Apartments | 17,088 SF*

Neighborhood	Brighton Beach
Block/Lot	07260/0111
Lot Size	30.67' X 140.6'
Building Size	27' X 125'
Building Type	4-story/Walk-up
Building SF	17,088 SF
Total Apartments	16
Layouts	6/2, 7/3, 3/3.5
Total Rooms	43.5
Zoning	R6, OP
FAR (Built/Allowed)	3.96/2.43
Taxes (26/27)	\$97,789
HPD Violations	None
Year Built	1930



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FINANCIALS

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INCOME

APARTMENTS (16 UNITS)	\$ 466,020
OTHER INCOME	\$ 9,120
VACANCY/CREDIT LOSS	\$ (4,660)
EFFECTIVE GROSS INCOME	\$ 470,480

ESTIMATED EXPENSES

TAXES (26/27)	\$ 97,789
WATER & SEWER	\$ 7,259
PAYROLL/SERVICE CONTRACT	\$ 15,000
HEATING	TENANTS PAY
MANAGEMENT FEE (3%)	\$ 13,981
ELECTRIC	\$ 6,073
INSURANCE	\$ 21,874
REPAIRS & MAINTENANCE (\$500/UNIT)	\$ 8,000
TOTAL EXPENSES	\$ 169,976

NET OPERATING INCOME (NOI)	\$ 300,504
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Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

INVESTMENT HIGHLIGHTS

- **Unbeatable Transit Access:** Located within short walking distance to the Ocean Parkway Station (Q Train), providing a direct and efficient commute into Manhattan
- **Neighborhood Amenities:** Steps from the world-famous Brighton Beach boardwalk and beach, as well as an eclectic mix of authentic dining, boutique shopping, and local entertainment
- **High-Demand Submarket:** Brighton Beach continues to see strong rental growth, driven by its unique blend of seaside living and urban accessibility
- **100% Free-Market:** The rare combination of a full gut renovation, a 100% free-market rent roll, and a strategic coastal location makes this one of the most competitive multi-family offerings in the current Brooklyn market.

\$4,550,000

ASKING PRICE

\$266

\$/SF

9.8X

GRM

6.7%

CAP

RENT ROLL

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APT #	TENANT NAME	LAYOUTS	RENT/MONTH	LXP	STATUS	SF	COMMENTS
1A	TENANT 1	1BD/1BA	\$2,325	9/30/26	FM	469	
1B	TENANT 2	1BD/1BA	\$2,250	9/30/26	FM	499	
1C	TENANT 3	STUDIO	\$2,250	8/31/26	FM	425	
1D	TENANT 4	STUDIO	\$2,605	6/30/26	FM	460	
2A	TENANT 5	1BD/1BA	\$2,300	9/30/26	FM	507	
2B	TENANT 6	1BD/1BA	\$2,400	2/28/27	FM	506	
2C	TENANT 7	1BD/1BA	\$2,300	10/31/26	FM	490	
2D	TENANT 8	STUDIO	\$2,250	9/30/26	FM	585	
3A	TENANT 9	1BD/1BA	\$2,300	11/30/26	FM	507	
3B	TENANT 10	STUDIO	\$2,200	8/31/26	FM	506	
3C	TENANT 11	1BD/1BA	\$2,350	12/14/26	FM	490	
3D	TENANT 12	STUDIO	\$2,350	12/31/26	FM	585	
4A	TENANT 13	1BD/2BA	\$2,550	1/31/27	FM	684	DUPLEX
4B	TENANT 14	1BD/2BA	\$2,655	3/31/23	FM	699	DUPLEX
4C	TENANT 15	STUDIO	\$3,050	5/31/26	FM	713	DUPLEX
4D	TENANT 16	1BD/2BA	\$2,700	3/31/26	FM	731	DUPLEX
MONTHLY TOTAL			\$38,835				
ANNUAL TOTAL			\$466,020				

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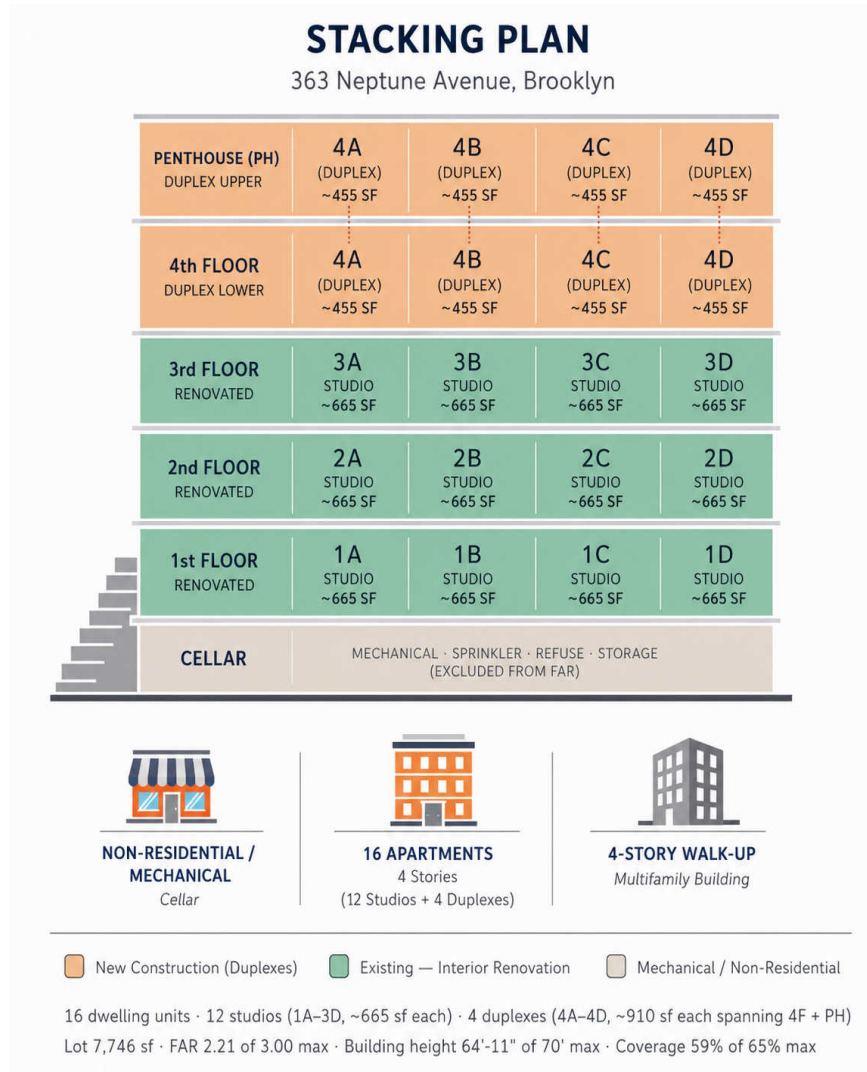
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BUILDING LAYOUT

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INTERIOR IMAGES

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AERIAL VIEWS

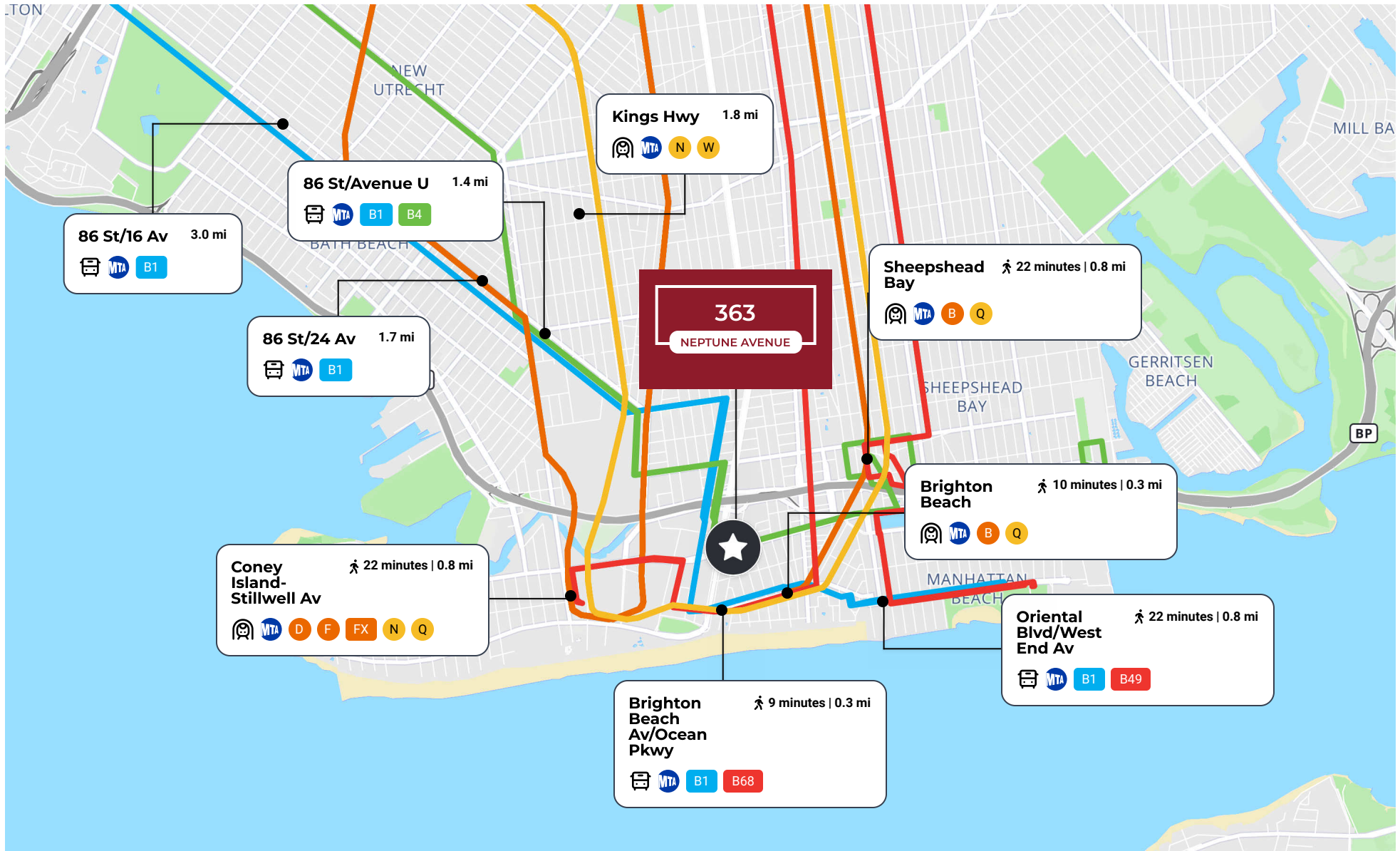
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TRANSPORTATION MAP

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