



2575  
BEDFORD  
AVENUE  
BROOKLYN, NY

BRIDGE  
advisory group

# OVERVIEW

2575 Bedford Avenue is a 9 family residential building located in the Flatbush neighborhood of Brooklyn, New York (ZIP 11226). Built in 1901, the property spans approximately 3,372sqft and the lot is 2,000sqft, featuring 9 residential units. Its location on Bedford Avenue provides easy access to local shops, services, and public transportation, making it a stable investment property in a densely populated and transit-accessible Brooklyn neighborhood.

**8.2%**

Cap Rate

**2024**Gut  
Renovated**9**

UNITS

**3,372**

SQ FT



| Address        | 2575 Bedford Avenue, Brooklyn, NY |
|----------------|-----------------------------------|
| Asking Price   | \$3,050,000                       |
| Neighborhood   | Flatbush                          |
| Description    | Multi-Family Walk-Up Buildings    |
| Block & Lot    | 5190/46                           |
| GFA            | 3,372                             |
| Stories        | 3                                 |
| Units          | 9 Units                           |
| Year Built     | 1901                              |
| Zoning         | R6                                |
| Lot Dimensions | 20 ft x 100 ft                    |
| Lot SF         | 2,000                             |
| '25/'26 Taxes  | \$8,835                           |

# RESIDENTIAL RENT ROLL

| Unit No. | Bedrooms          | Lease Exp    | Total Monthly Rent |
|----------|-------------------|--------------|--------------------|
| 1F       | 1                 | Dec 31, 2026 | \$2,653.00         |
| 1M       | 1                 | Dec 31, 2026 | \$2,584.00         |
| 1B       | 1                 | Jun 1, 2027  | \$2,661.00         |
| 2F       | 1                 | Oct 14, 2026 | \$2,762.00         |
| 2M       | Studio            | Dec 31, 2026 | \$2,646.00         |
| 2B       | 1                 | Mar 14, 2027 | \$2,661.00         |
| 3F       | 1                 | Dec 31, 2026 | \$2,661.00         |
| 3M       | 1 - VACANT Studio |              | \$2,550.00         |
| 3B       | 1                 | Dec 31, 2026 | \$2,662.55         |

# INCOME OVERVIEW

| Income                             | Total        |
|------------------------------------|--------------|
| Gross Residential Income (Monthly) | \$23,840.55  |
| Gross Residential Income (Annual)  | \$286,086.60 |

# EXPENSES

| TYPE              | Projection  | IN-PLACE |
|-------------------|-------------|----------|
| Real Estate Taxes | 2026 Actual | \$8,205  |
| Water Sewer       | Estimated   | \$5,850  |
| Electric          | Estimated   | \$2,400  |
| Heat              | Estimated   | (Tenant) |
| Insurance         | 2026 Actual | \$7,000  |
| Maintenance       | Estimated   | \$1,350  |
| Management 4%     | Estimated   | \$11,441 |
| Total             | 12.67%      | \$36,246 |

# INVESTMENT OVERVIEW

|     |              |
|-----|--------------|
| NOI | \$249,840.60 |
|-----|--------------|

## Nine-Family Residential Income

The building contains nine separate residential units, providing multiple rental streams and diversified cash flow in a stable Brooklyn neighborhood.

## Transit-Accessible Location

Situated on Bedford Avenue in Flatbush, the property is within walking distance of subway lines and bus routes, offering easy access to Downtown Brooklyn, Manhattan, and surrounding areas, which supports strong rental demand.

## Established Neighborhood with Growth Potential

Flatbush is a vibrant, diverse community with steady residential demand, neighborhood amenities, and ongoing property value appreciation, making it a solid long-term investment for rental income.

# BUILDING PHOTOS

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