

**KELLER WILLIAMS REALTY EMPIRE**

**411 88<sup>TH</sup> STREET**

**INVESTMENT PROPERTY/ 6 FAMILY**

**OFFERING PRICE**

**\$1,425,000**



**Contact Exclusive Agent:**

**Firas Toum**  
**Licensed Associate Real Estate Broker**  
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**PROPERTY DESCRIPTION:**

Welcome to this exceptional 6-family property located in Bay Ridge, one of Brooklyn's most vibrant and sought-after neighborhoods.

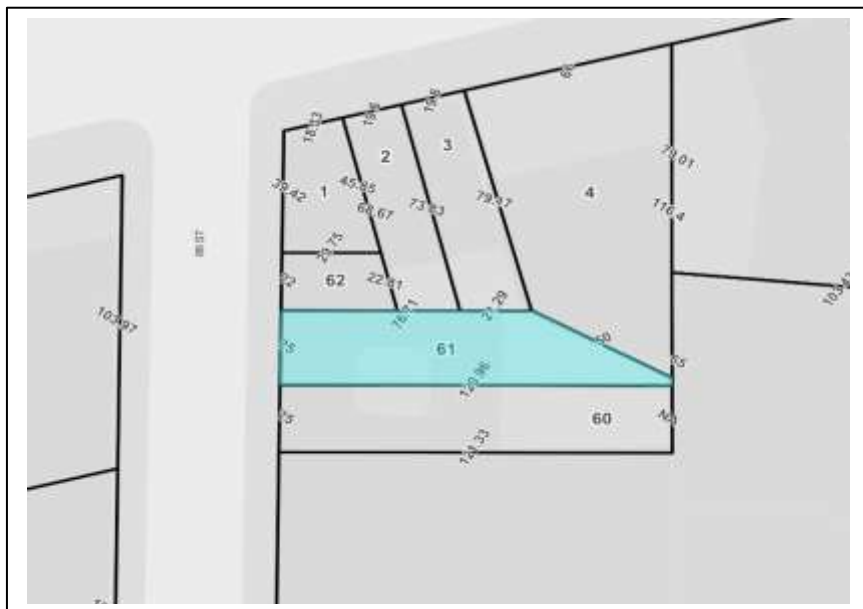
This impressive building spans approximately 5,250 square feet and sits on a spacious 25' x 120' lot, making it an outstanding opportunity for both end-users and investors. The property generates over \$129,000 in annual rental income, offering a lucrative return on investment.

The units feature five 2-bedroom, 1-bath apartments, all in great condition, along with a first-floor rear 1-bedroom apartment that includes exclusive access to a private backyard.

Don't miss out on this rare chance to own a prime piece of real estate in one of Brooklyn's hottest locations!

**PROPERTY INFORMATION:**

ADDRESS	411 88 <sup>th</sup> Street
ZIP CODE	11209
NEIGHBORHOOD	BAY RIDGE
CROSS ST	4 <sup>TH</sup> / 5 <sup>TH</sup> AVE
# OF UNITS	6
BLOCK/LOT	6050-61
LOT SIZE	25' X 120' IRR
BUILDING SIZE	2' x 70'
APPROX SQFT	5,250 SF
ZONING	C4-21
MAX FAR	3
TAX CLASS	2
ANNUAL TAX	\$18,007
YEAR BUILT	1917



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

## ACTUAL INCOME

UNIT	BEDROOMS	MONTHLY ACTUAL RENT	MONTHLY LEGAL RENT	YEARLY RENT
1R	1 BR + BACKYARD	\$1,900	\$2,331.01	\$22,800
1F	2 BR	\$1,600	\$2,247.41	\$19,200
2R	2 BR	\$1,473	\$1,626.60	\$17,676
2F	2 BR	\$1,700	\$1,810.41	\$20,400
3R	2BR	\$1,730	\$2,383.29	\$20,760
3F	2BR (DELIVERED VACANT)	\$2,356.00	\$2,356.00	\$28,272
<b>TOTAL</b>		<b>\$10,759</b>		<b>\$129,108</b>

## ANNUAL EXPENSES:

TAXES	\$18,007
GAS	\$4,200
INSURANCE	\$4,000
WATER/SEWER	\$2,469
ELECTRICITY	\$631
<b>TOTAL OPERATING EXPENSES</b>	<b>\$29,307</b>

NET YEARLY INCOME: \$99,801

CAP RATE: %7



## NEIGHBORHOOD RETAILS

