

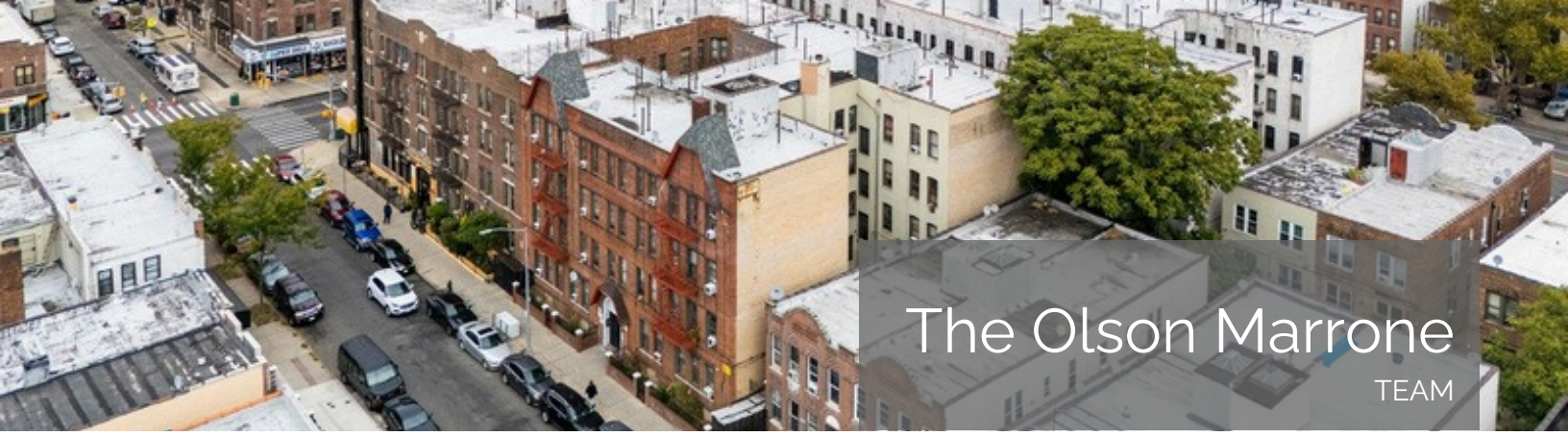
99 E 96<sup>th</sup> Street  
Brooklyn, NY 11212



The Olson Marrone  
TEAM

Charles Olson  
Lic. RE Broker  
CharlesOlson@kw.com  
(917) 836-1050

Jean Marrone  
Lic. Assoc. RE Broker  
jmarrone@kw.com  
(718) 938-9568



# The Olson Marrone

TEAM

- 99 E 96<sup>th</sup> Street
- Brooklyn, NY 11212

99 East 96th, AKA address 99-107 East 96th Street, is an excellent opportunity to acquire a solid red-brick, four-story pre-war 30-unit multifamily building in the heart of East Flatbush, Brooklyn. This well-maintained walk-up property is filled with spacious pre-war apartments ranging from studios to 3 bedrooms that attract a strong rental demand and provide 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. The building is situated in a prime location, surrounded by numerous shopping and dining options along Rockaway Parkway and Utica Avenue. Nearby Lincoln Terrace Park and Betsy Head Park offer green spaces and recreation, while multiple bus lines and the 2, 3, 4, and 5 subway lines at Utica Avenue ensure convenient transportation throughout the city. With consistent occupancy, rental upside, and highly desirable pre-war layouts, this 30-unit brick building is a substantial addition to any investment portfolio. DHCRs can be provided upon request.

## About the Building

- 4 Story apartment building
- 30 residential units
  - 23 One Bedrooms
  - 3 Two Bedrooms
  - 1 Three Bedroom
  - 3 Studios
- 22,292 square feet
- Zoning R6 (MODERATE DENSITY RESIDENTIAL), C1-3
- Block & lot: 04615-0069
- Lot dimensions 75 ft x 100 ft
- Building dimensions 75 ft x 88 ft

**Charles Olson**  
 Lic. RE Broker  
 CharlesOlson@kw.com  
 (917) 836-1050

**Jean Marrone**  
 Lic. Assoc. RE Broker  
 jmarrone@kw.com  
 (718) 938-9568

# The Olson Marrone

TEAM

# 99 E 96<sup>th</sup> Street Brooklyn, NY 11212

## Income and Expenses

### Income

	Unit #	Monthly	Legal	Size	Lease end	Type
Residential	1A	\$ 1096.27	\$ 1449.62	2 Bedrooms	8/31/2026	SR, CIT
	2A	\$ 1068	\$ 1068	1 Bedroom	9/14/2025	RS
	3A	\$ 1190.97	\$ 1154.05	1 Bedroom	7/31/2026	RS/ Section 8
	4A	\$ 1023.74	\$ 1023.74	1 Bedroom	1/31/2026	RS/ Section 8
	2B	\$ 1138.46	\$ 1138.46	1 Bedroom	4/30/2026	RS
	3B	\$ 1364	\$ 1364	1 Bedroom	8/31/2025	RS
	4B	\$ 1336.61	\$ 1336.61	1 Bedroom	3/31/2026	RS
	1C	\$ 2082.43	\$ 2082.43	3 Bedrooms	11/30/2026	RS
	2C	\$ 1030.2	\$ 1030.2	1 Bedroom	8/31/2025	RS
	3C	\$ 635.49	\$ 772.4	1 Bedroom	1/14/2026	SR, CIT
	4C	\$ 1434.39	\$ 1434.39	1 Bedroom	12/14/2025	RS
	1D	\$ 1011	\$ 1011	Studio	1/20/2026	RS
	2D	\$ 1409.46	\$ 1371.74	1 Bedroom	7/4/2026	RS
	3D	\$ 1016.24	\$ 1016.24	1 Bedroom	3/31/2026	RS
	4D	\$ 1535.05	\$ 1535.05	1 Bedroom	10/31/2026	RS
	2E	\$ 1333.77	\$ 1298.08	1 Bedroom	6/30/2026	RS
	3E	\$ 1382.4	\$ 1382.4	1 Bedroom	7/31/2026	RS
	4E	\$ 1570.55	\$ 1528.52	1 Bedroom	5/31/2026	RS
	1F	\$ 1645.36	\$ 1645.36	2 Bedrooms	2/28/2026	RS
	2F	\$ 1129.29	\$ 1131.22	1 Bedroom	10/6/2025	RS
3F	\$ 962.47	\$ 1020.69	1 Bedroom	4/30/2027	SR, CIT	
4F	\$ 1684.75	\$ 1684.75	2 Bedrooms	5/4/2026	RS	
1G	\$ 1241.19	\$ 1235.78	Studio	7/31/2026	RS	
2G	\$ 1018.41	\$ 1018.41	1 Bedroom	9/30/2025	RS	
3G	\$ 1112.1	\$ 1167.71	1 Bedroom	5/4/2027	SR, CIT	
4G	\$ 1041.19	\$ 1041.19	Studio	10/14/2025	RS	
1H	\$ -	\$ -	1 Bedroom	-	EMPLOYEE	
2H	\$ 1170.2	\$ 1170.2	1 Bedroom	3/31/2026	RS	
3H	\$ 1086.97	\$ 1086.97	1 Bedroom	10/31/2025	RS	
4H	\$ 1266.54	\$ 1266.54	1 Bedroom	9/19/2025	RS	

### Expenses

R.E. Taxes	\$ 87,960
Water & sewer	\$ 39,166
Electric	\$ 3,588
Gas	\$ 26,699
Super	\$ -
Repairs/maint (3% GPR)	\$ 45,331
Insurance	\$ 23,092
Legal/misc.	\$ 1,000
Prop. Mgt (5% GPR)	\$ 21,223

Total Expenses **\$ 248,059**

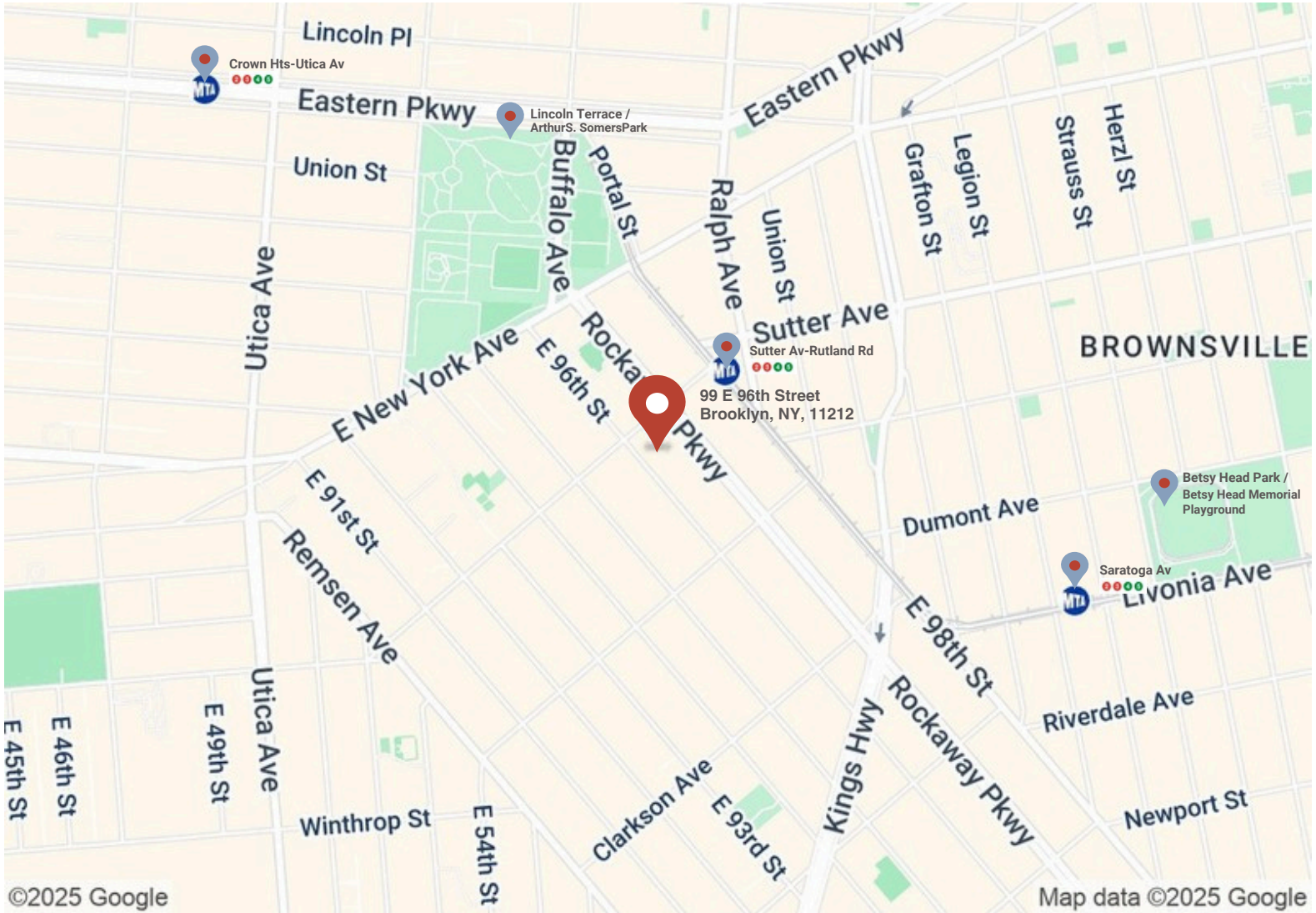
Asking Price  
**\$ 2,275,000**

Monthly Gross Potential Rent **\$ 36,465.75**  
 Monthly Net Effective Rent **\$ 35,371.78** ← **3% Vacancy**

Total Annual Income **\$ 424,461.33**  
 Net Operating Income **\$ 176,402.26**

# 99 E 96<sup>th</sup> Street Brooklyn, NY 11212

○  
● Location



**Charles Olson**  
Lic. RE Broker  
CharlesOlson@kw.com  
(917) 836-1050

**Jean Marrone**  
Lic. Assoc. RE Broker  
jmarrone@kw.com  
(718) 938-9568

The **Olson Marrone**  
TEAM

99 E 96<sup>th</sup> Street  
Brooklyn, NY 11212



**Charles Olson**  
Lic. RE Broker  
CharlesOlson@kw.com  
(917) 836-1050

**Jean Marrone**  
Lic. Assoc. RE Broker  
jmarrone@kw.com  
(718) 938-9568

The **Olson Marrone**  
TEAM

99 E 96<sup>th</sup> Street  
Brooklyn, NY 11212

# The Olson Marrone

TEAM at Keller Williams Realty Empire

**Charles Olson**  
*Licensed Real Estate Broker*  
[CharlesOlson@kw.com](mailto:CharlesOlson@kw.com)  
(917) 836-1050

**Jean Maarrone**  
*Licensed Associate Real Estate Broker*  
[jmarrone@kw.com](mailto:jmarrone@kw.com)  
(718) 938-9568

8508 3rd Ave, Brooklyn, New York 11209

Each office is independently owned and operated.

