



393 CHAUNCEY STREET

For Sale | Multi-Family | Bedford-Stuyvesant, NY 11233

PROPERTY INFORMATION

Location:	N.side Chauncey btwn Howard & Saratoga	
Block/Lot:	1509_59	
Building Class:	C2	
Lot Dimensions:	26' x 100'	(approx.)
Lot SF:	2,600 SF	(approx.)
Building Dimensions:	26' x 70'	(approx.)
Gross Bldg SF:	5,460 SF	(approx.)
Stories:	3	
Units:	6	
Zoning:	R6B	
FAR:	2.00	
Assessment (17/18):	\$45,320	
Taxes (17/18):	\$5,843	

PROPERTY DESCRIPTION

- 6-unit rent-stabilized walk-up building
- All apartments are 3 Bedrooms
- Building is well maintained
- Value-Add/Investment/1031 Exchange opportunity

NEIGHBORHOOD DESCRIPTION

- Bedford-Stuyvesant/Bushwick border
- Adjacent to the Broadway & Fulton Street Retail Corridors
- J & Z trains at Halsey Street & Broadway
- A & C trains at Fulton Street & Rockaway Avenue

Actual Gross Annual Income:	\$	99,852
Real Estate Taxes (17/18):	\$	5,843
Insurance:	\$	3,775
Water/Sewer:	\$	5,400
Electric:	\$	800
Heat:	\$	9,687
Repairs & Maintenance (3%):	\$	2,996
Management Fees (3%):	\$	2,996
Vacancy & Collection (2%):	\$	1,997
Total Expenses:	\$	33,493
NET Operating Income:	\$	66,359



ASKING PRICE: \$1,400,000

For Further Information, Please Contact Exclusive Sales Team:

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All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed.

IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



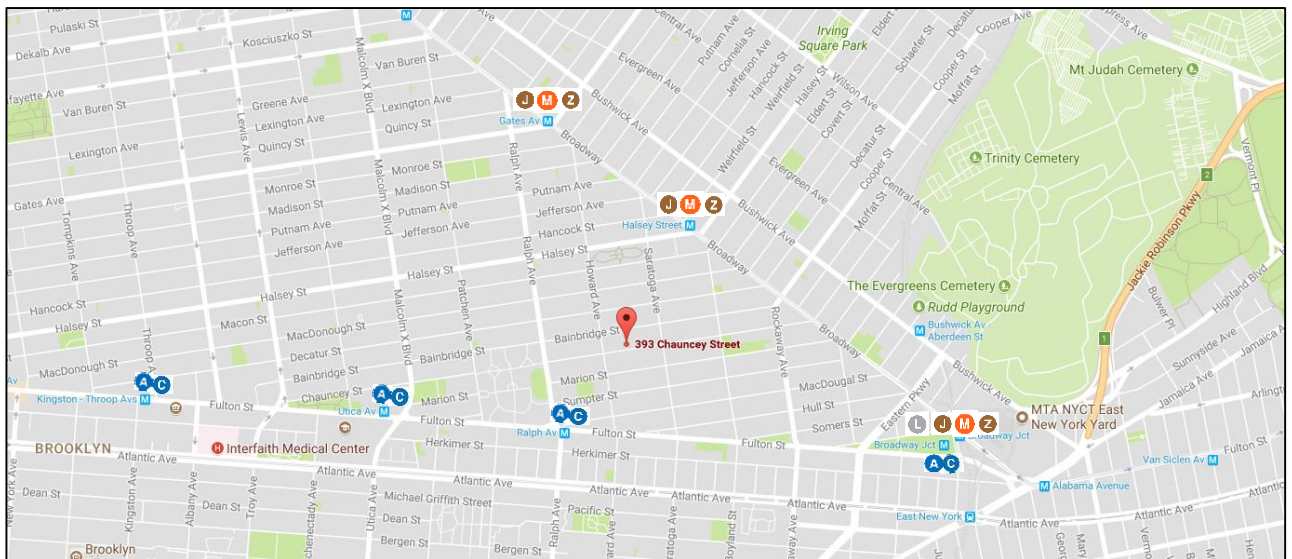
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APT	BEDROOM	STATUS	LXP	GROSS SQ. FT.	ACTUAL PPSF	ACTUAL MONTHLY RENT	ACTUAL ANNUAL RENT	LEGAL PPSF	LEGAL MONTHLY RENT	LEGAL ANNUAL RENT
1L	3BR	RS - Section 8	12/31/2017	910	\$21	\$1,621.59	\$19,459.08	\$21	\$1,621.59	\$19,459.08
1R	3BR	RS - Section 8	8/31/2013	910	\$19	\$1,432.00	\$17,184.00	\$19	\$1,432.00	\$17,184.00
2L	3BR	RS - Section 8	1/31/2019	910	\$20	\$1,516.45	\$18,197.40	\$20	\$1,546.77	\$18,561.24
2R	3BR	RS	10/31/2016	910	\$8	\$610.37	\$7,324.44	\$8	\$610.37	\$7,324.44
3L	3BR	RS - Section 8	8/31/2017	910	\$21	\$1,587.48	\$19,049.76	\$21	\$1,587.48	\$19,049.76
3R	3BR	RS - Section 8	11/30/2017	910	\$20	\$1,553.12	\$18,637.44	\$20	\$1,553.12	\$18,637.44
Total:				5,460	\$18	\$8,321	\$99,852.12	\$18	\$8,351	\$100,216

Note(s)

1. Apt. 1R, 2R & 3L are RS tenants that have not renewed their leases. These tenants are paying rent on a month-to-month basis.
2. Ownership is currently evicting the tenant at Apt. 3R.
3. Apt.1L: Section 8: City pays \$866.59 per month and the tenant pays \$755.00 per month.
4. Apt.1R: Section 8: City pays \$1,145.00 per month and the tenant pays \$287.00 per month.
5. Apt.2L: Section 8: City pays \$1,242.45 per month and the tenant pays \$274.00 per month.
6. Apt.3L: Section 8: City pays \$872.48 per month and the tenant pays \$715.00 per month.
7. Apt.3R: Section 8: City pays \$629.12 per month and the tenant pays \$924.00 per month.



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