

# 798 KNICKERBOCKER, BROOKLYN, NY 11207



**5**

Units

**3,600**

Gross SF

**\$113,952**

Net Operating Income (projected)

**BUSHWICK**

Location

## PROPERTY INFORMATION

|                        |   |
|------------------------|---|
| <b>ADDRESS</b>         | <b>798 Knickerbocker, Brooklyn, NY 11207</b>          |
| Location               | Knickerbocker Ave., between Halsey St. and Eldert St. |
| Block / Lot            | 3412 / 37   |
| Total Numbers of Units | 5   |
| Zoning                 | R6  |
| Lot Size               | 20 ft x 100 ft  |
| Building Size          | 20 ft x 60 ft   |

## INVESTMENT HIGHLIGHTS

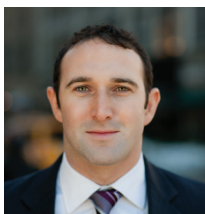
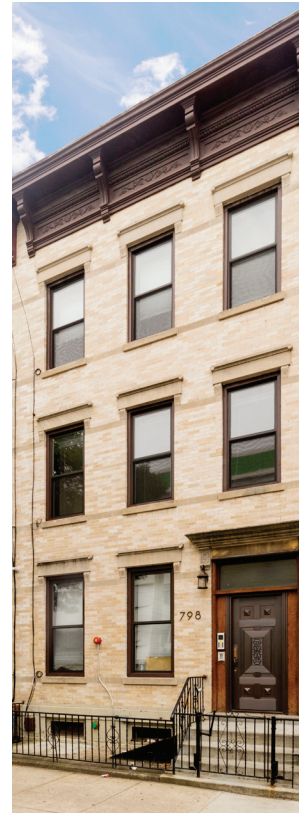
Gorgeous 5-family building in the heart of Bushwick. 4 vacant and 1 occupied apartment have been fully renovated with condo like finishes. New electric, new plumbing, central air, and separately metered apartments. Extremely low taxes. This is a turnkey investment property yielding a 4.8 cap rate, with enormous upside. 1 block from Irving Square Park and close to L, J, M, and Z trains.

## ANNUAL EXPENSES (ESTIMATE)

|                                 |                 |
|---------------------------------|-----------------|
| Insurance                       | \$2,700         |
| Taxes                           | \$5,772         |
| Common Electric                 | \$750           |
| Water/Sewer                     | \$1,460         |
| Maintenance (3%)                | \$3,816         |
| Gas/Heat                        | Paid by Tenants |
| Electricity                     | Paid by Tenants |
| <b>GROSS OPERATING EXPENSES</b> | <b>\$14,448</b> |

## RENT ROLL

|                        |                      |
|------------------------|----------------------|
| Projected Gross Income | \$128,400            |
| Less Expenses          | \$14,448             |
| Net Operating Income   | \$113,952            |
|                        | <b>4.8% Cap Rate</b> |



## JUSTIN RUBINSTEIN

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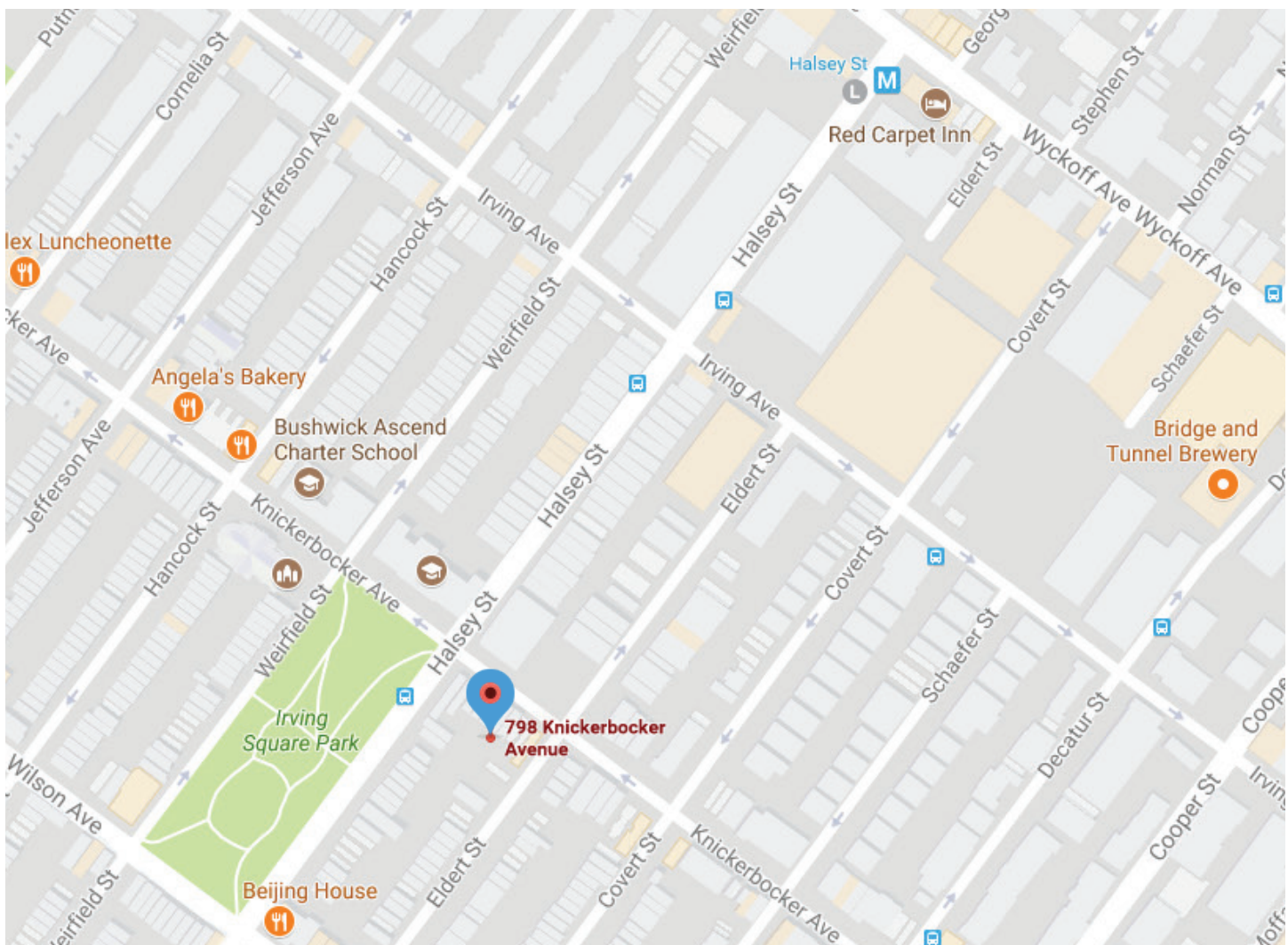
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## PROJECTED INCOME

| Unit | Description           | Monthly Rent    | Annual Rent      |
|------|-----------------------|-----------------|------------------|
| 1    | 3 Bedrooms + Backyard | \$3,100         | \$37,200         |
| 2F   | 1 Bedroom             | \$1,600         | \$19,200         |
| 2R   | 2 Bedrooms            | \$2,200         | \$26,400         |
| 3F   | 1 Bedroom             | \$1,600         | \$19,200         |
| 3R   | 2 Bedrooms            | \$2,200         | \$26,400         |
|      |                       | <b>\$10,700</b> | <b>\$128,400</b> |

## LOCATION MAP



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