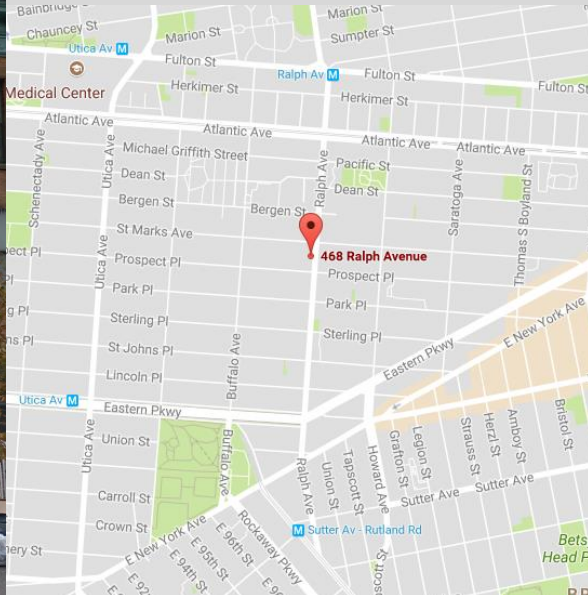




468 RALPH AVENUE, BROOKLYN, N.Y, 11233

ASKING PRICE: \$1,700,000



PROPERTY SUMMARY

Keller Williams Realty has retained the exclusive and is pleased to present 468 Ralph Avenue in Ocean Hill. This is a rare opportunity to own a large six unit multi-family building with a high rent roll and low expenses in Ocean Hill. All units are stabilized and occupied. All units are 3 bedroom railroad and approximately 750 sqft. Five of the units are section 8. There is a very tight market for 3 bedroom units in the area. Property is near to several public transportation stops. Right outside the building there is a Bus stop, B47. There are two train stops you can walk to within 10 minutes, Ralph Avenue Station (A,C) or Utica Avenue Station (2,3,4,5).

PROPERTY SPECIFICATIONS

- Building Lot is 30.25 X 62, Total 5,627 sqft.
- Lot is 30.25 X 100, Total 3,025 sqft.
- Air Rights 1,724 sqft.
- Zoning is R6
- F.A.R is 2.43
- Built 1910

PROPERTY FINANCIALS

Total Rent Roll is \$138,504

- 1L - \$23,472 annual, \$1,956 month
- 1R - \$23,472 annual, \$1,956 month
- 2L - \$22,092 annual, \$1,841 month
- 2R - \$24,972 annual, \$2,081 month
- 3L - \$21,144 annual, \$1,762 month
- 3R - \$23,352 annual, \$1,946 month

- Total Expense - \$17,611
- Taxes - \$3,111
- Heat/Gas - \$4,000
- Insurance - \$4,000
- Water and Sewage - \$4,000
- Electric - \$500
- Repairs/Maintenance - \$2,000

NOI is \$120,893
Cap Rate is 7.1%

**FOR MORE INFORMATION PLEASE CONTACT
RONG YU 917-807-4088 OR SCOTT JERUTIS 914-299-4778**