

FOR SALE

173 Sheridan Ave. Brooklyn, NY 11208



\$1,249,000



9 bedrooms



4 bathrooms



Newly Renovated 3-Family Home in Brooklyn!

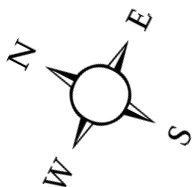
PROPERTY DETAILS

- ✓ Fully Guttled & Renovated 3-Family Home
- ✓ Finished Basement With Separate Entrance
- ✓ Each Unit: 3 Bedrooms, 1 Bathroom
- ✓ 4 Boilers, Hot Water Tanks, Electric & Gas Meters
- ✓ School District: 19
- ✓ Lot: 20x100 | Building: 20x50
- ✓ Zoning: R5, C1-2
- ✓ Taxes: \$5,765

Jacob Ashkenazie Marc Richter



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Property Address: 173 Sheridan Ave. Brooklyn NY 11208

Asking Price

\$1,249,000

77-11 164th St, #2
Fresh Meadows, NY 11366
718-751-5799



Apartment Number	Type	Lease Expiration	\$/Month
Basement	Basement/1BA	7/1/23	\$1,650
1st Floor	3BD/1BA	8/31/22	\$2,200
2nd Floor	3BD/1BA	8/31/22	\$2,100
3rd Floor	3BD/1BA	10/10/22	\$2,400
TOTAL	4		\$8,350
TOTAL ANNUAL INCOME			\$100,200

Expenses	Annual
Water	\$2,650
Hallway/Basement Light	\$600
Hallway/Basement Gas	\$900
Maintenance/Cleaning	\$3,000
Insurance	\$2,500
Real Estate Taxes	\$5,765
TOTAL EXPENSES	\$15,415
NET OPERATING INCOME	\$84,785

Investment Overview	
Net Operating Income	\$84,785
All Cash Purchase	\$1,249,000
Cap Rate/Return	6.79%