

4103-4109
7TH AVENUE



MERIDIAN
INVESTMENT SALES

4103-4109 7TH AVENUE

SUNSET PARK, BROOKLYN

FINANCIAL SUMMARY

ADDRESS	NEIBORHOOD	SF	TOTAL UNITS	GROSS ANNUAL INCOME	EXPENSES	NOI	ASKING PRICE	ASKING CAP	ASKING PPSF
4103 7th Avenue	Sunset Park	14,456	20	\$431,433	\$177,789	\$253,644	\$4,250,000	5.97%	\$294
4109 7th Avenue	Sunset Park	13,188	16	\$334,533	\$153,518	\$181,015	\$2,800,000	6.46%	\$212
TOTAL/AVERAGE:		27,644	36	\$765,966	\$331,307	\$434,658	\$7,050,000	6.17%	\$255

UNIT SUMMARY

ADDRESS	RESIDENTIAL UNITS	FM UNITS	RS UNITS
4103 7th Avenue	20	3	17
4109 7th Avenue	16	2	14
TOTAL/AVERAGE:	36	5	31

4103 7TH AVENUE

SUNSET PARK, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	4103 7th Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Sunset Park
CROSS STREETS	SE Corner of 41st Street & 7th Avenue
DESCRIPTION	Multifamily Walk-Up
BLOCK / LOT	922 / 8
YEAR BUILT	1915
LOT DIMENSIONS	45' x 100'
LOT AREA (SF)	4,500 SF
BUILDING DIMENSIONS	45' x 90'
BUILDING SIZE	14,456 SF
STORIES	4
RESIDENTIAL UNITS	20
ZONING	R7A
FAR ALLOWED / BUILT	4.00 / 3.21
AIR RIGHTS	3,544 SF

REAL ESTATE TAXES

EXEMPTIONS / ABATEMENTS	None
TAX CLASS	2
TAX RATE	12.267%
2023/2024 TENTATIVE AV	\$762,801
2023/2024 TENTATIVE TAXES	\$93,573

LOCATION OVERVIEW



ADAM HESS
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4103 7TH AVENUE

SUNSET PARK, BROOKLYN

RENT ROLL

UNIT	STATUS	ROOMS	LXP	LEGAL RENT	PREF RENT	ACTUAL RENT	ANNUAL RENT
1A	RS	4	4/30/2023	\$2,418	(\$306)	\$2,112	\$25,344
1B	RS	3	7/31/2023	-	-	\$808	\$9,700
1C	RS	3	9/30/2023	-	-	\$1,076	\$12,911
1D	RS	3	10/31/2023	-	-	\$1,365	\$16,379
1E	RS	4	5/31/2023	\$1,908	(\$81)	\$1,827	\$21,924
2A	FM	4	5/31/2023	-	-	\$2,250	\$27,000
2B	FM	3	8/31/2023	-	-	\$2,575	\$30,900
2C	RS	3	11/14/2023	-	-	\$2,412	\$28,943
2D	RS	3	8/31/2023	-	-	\$1,261	\$15,133
2E	RS	3	12/31/2017	-	-	\$1,060	\$12,720
3A	RS	3	9/30/2023	\$3,253	(\$860)	\$2,393	\$28,720
3B	RS	3	3/31/2024	-	-	\$1,074	\$12,893
3C	RS	4	12/31/2023	\$2,787	(\$525)	\$2,262	\$27,144
3D	RS	3	5/31/2023	-	-	\$2,733	\$32,793
3E	RS	3	2/14/2024	\$2,102	(\$252)	\$1,850	\$22,200
4A	RS	3	2/1/2025	-	-	\$1,348	\$16,171
4B	FM	3	7/14/2023	-	-	\$2,600	\$31,200
4C	RS	4	2/29/2024	\$2,923	(\$559)	\$2,363	\$28,360
4D	RS	3	7/31/2024	-	-	\$1,499	\$17,992
4E	RS	3	3/31/2018	\$1,095	(\$11)	\$1,084	\$13,006
TOTAL		65		\$16,486		\$35,953	\$431,433

INCOME & EXPENSES

REVENUE

MONTHLY INCOME \$35,953

ANNUAL INCOME \$431,433

EXPENSES

REAL ESTATE TAXES \$93,573

INSURANCE \$20,000

HEAT \$17,660

WATER & SEWER \$10,308

ELECTRIC \$6,048

REPAIRS & MAINTENANCE 3.0% \$12,943

MANAGEMENT FEE 4.0% \$17,257

VACANCY LOSS 3.0% \$12,943

TOTAL: \$177,789

NET OPERATING INCOME: \$253,644

4109 7TH AVENUE

SUNSET PARK, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



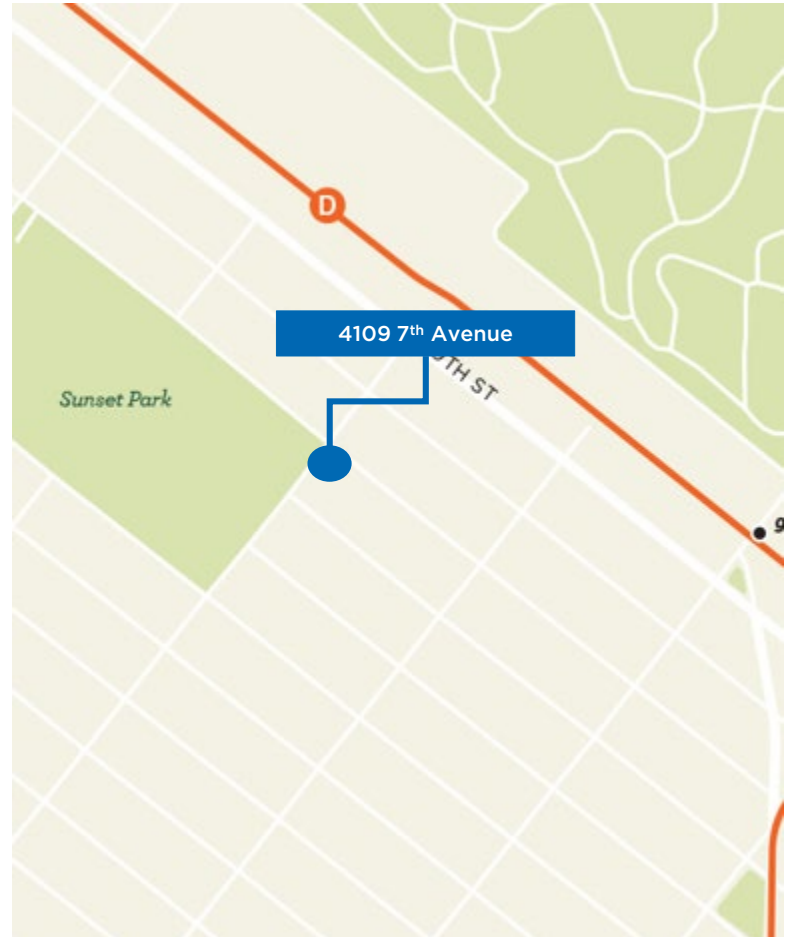
PROPERTY INFORMATION

ADDRESS	4109 7th Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Sunset Park
CROSS STREETS	41st & 42nd Street
DESCRIPTION	Multi-Family Walk-up
BLOCK / LOT	922 / 6
YEAR BUILT	1915
LOT DIMENSIONS	45' x 100'
LOT AREA (SF)	4,500 SF
BUILDING DIMENSIONS	45' x 89'
GROSS SF	13,188 SF
STORIES	4
RESIDENTIAL UNITS	16
ZONING	R7A
FAR ALLOWED / BUILT	4.0/2.9
AIR RIGHTS	4,812 SF

REAL ESTATE TAX SUMMARY

EXEMPTIONS / ABATEMENTS	None
TAX CLASS	2
TAX RATE	12.267%
2023/2024 TENTATIVE AV	\$555,620
2023/2024 TENTATIVE TAXES	\$68,158

LOCATION OVERVIEW



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RENT ROLL

UNIT	LXP	STATUS	ROOMS	LEGAL RENT	PREF RENT	NET RENT	ANNUAL RENT
1A	8/31/2022	FM	4	-	-	\$2,300	\$27,600
1B	3/31/2023	RS	4	-	-	\$1,147	\$13,763
1C	10/31/2022	RS	4	-	-	\$2,500	\$30,000
1D	9/30/2022	RS	5	-	-	\$1,499	\$17,988
2A	10/31/2022	RS	4	-	-	\$1,414	\$16,972
2B	9/30/2020	RS	4	-	-	\$1,673	\$20,074
2C	9/30/2023	RS	5	\$2,900	(\$200)	\$2,700	\$32,400
2D	9/30/2022	RS	5	-	-	\$1,016	\$12,194
3A	9/30/2022	RS	4	-	-	\$1,622	\$19,465
3B	7/31/2022	FM	4	-	-	\$2,500	\$30,000
3C	4/30/2023	RS	5	-	-	\$2,732	\$32,789
3D	9/30/2022	RS	5	-	-	\$1,774	\$21,288
4A	9/30/2022	RS	4	-	-	\$1,479	\$17,750
4B	3/31/2024	RS	4	-	-	\$1,535	\$18,415
4C	4/1/2023	RS	5	-	-	\$889	\$10,673
4D	12/31/2022	RS	5	-	-	\$1,097	\$13,162
TOTAL:						\$27,878	\$334,533

INCOME & EXPENSE SUMMARY

REVENUE

MONTHLY INCOME	\$27,878
GROSS ANNUAL INCOME	\$334,533

EXPENSES

REAL ESTATE TAXES	\$68,158	
INSURANCE	\$16,000	
HEAT	\$30,322	
WATER & SEWER	\$11,221	
ELECTRIC	\$4,400	
REPAIRS & MAINTENANCE	3.0%	\$10,036
MANAGEMENT FEE	4.0%	\$13,381
VACANCY LOSS	3.0%	\$10,036
TOTAL:		\$153,518

NET OPERATING INCOME:	\$181,015
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