

493 7TH AVENUE

PARK SLOPE, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



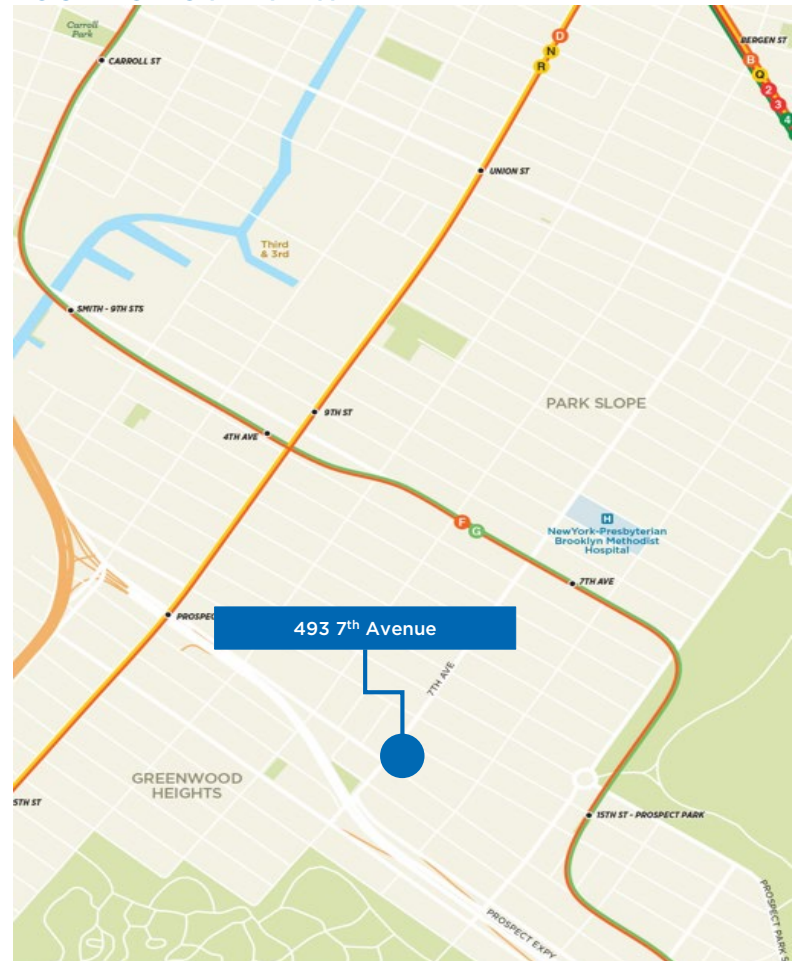
PROPERTY INFORMATION

ADDRESS	493 7th Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Park Slope
DESCRIPTION	Mixed-Use Walk-Up
BLOCK / LOT	1112 / 3
CROSS STREETS	Prospect Avenue & Windsor Place
YEAR BUILT	1920
LOT DIMENSIONS	27.92' x 97.58'
LOT AREA (SF)	2,753 SF
BUILDING DIMENSIONS	27.92' x 59.00'
GROSS SF	6,040 SF
STORIES	4
RESIDENTIAL UNITS	7
COMMERCIAL UNITS	2
ZONING	R6A / C2-4
FAR	3.00
AIR RIGHTS	2,219 SF

REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2023/2024 FINAL AV	\$109,831
2023/2024 FINAL TAXES	\$13,731

LOCATION OVERVIEW



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 **MERIDIAN**
INVESTMENT SALES

493 7TH AVENUE

PARK SLOPE, BROOKLYN

RENT ROLL

APT#	STATUS	LAYOUT	LXP	MONTHLY RENT	ANNUAL RENT	
STR1		-	11/30/2027	\$4,625	\$55,500	
STR2		-	2/28/2025	\$1,700	\$20,400	
1R	FM	Studio	Vacant	\$1,800	\$21,600	
2L	FM	2 BD / 1.5 BA	3/31/2024	\$3,400	\$40,800	Tenant vacating by closing
2R	FM	2 BD / 2 BA	4/30/2024	\$2,550	\$30,600	
3L	FM	2 BD / 1.5 BA	2/28/2024	\$3,400	\$40,800	Tenant vacating by closing
3R	FM	2 BD / 1.5 BA	7/31/2024	\$3,150	\$37,800	
4L	FM	2 BD / 1.5 BA	4/30/2024	\$3,350	\$40,200	
4R	FM	2 BD / 1.5 BA	3/31/2024	\$2,500	\$30,000	
Total				\$26,475	\$317,700	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME \$26,475

GROSS INCOME \$317,700

EXPENSES

REAL ESTATE TAXES (2023 / 2024) \$13,731

INSURANCE \$5,600

WATER / SEWER \$7,000

FUEL \$7,000

ELECTRIC \$1,750

SUPER \$4,200

REPAIRS/MAINTENANCE 3% \$9,531

MANAGEMENT FEE 5% \$15,885

VACANCY LOSS 3% \$9,531

TOTAL EXPENSES \$74,228

NET OPERATING INCOME \$243,472

493 7TH AVENUE BROOKLYN, NEW YORK

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