

788 CLASSON AVENUE

PROSPECT HEIGHTS, BROOKLYN

ASKING PRICE:

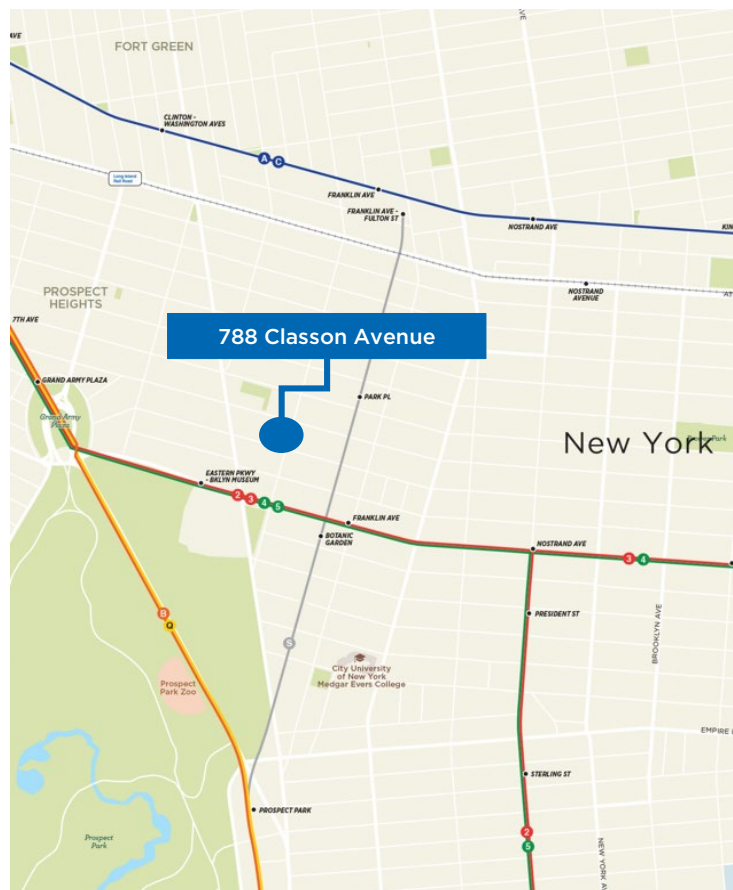
SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	788 Classon Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Prospect Heights
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	1174 / 41
CROSS STREETS	Sterling & St Johns Place
YEAR COMPLETED	1910
LOT DIMENSIONS	29.25' x 100.00'
LOT AREA (SF)	2,925 SF
AS BUILT DIMENSIONS	29.25' x 50.00'
GROSS SF	5,850 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6A
MAX FAR	3.00
TOTAL BUILDABLE	8,775 SF
AVAILABLE AIR RIGHTS	2,925 SF

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.267%
2023/2024 FINAL AV	\$91,480
2023/2024 FINAL TAXES	\$11,222

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RENT ROLL

UNIT	SIZE	STATUS	NET SF	LXP	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT
1L	2BR/1BA	FM	750	8/31/2023	\$3,200		\$3,200	\$38,400
1R	2BR/1BA	FM	750	9/30/2023	\$3,500		\$3,500	\$42,000
2L	2BR/1BA	FM	750	10/31/2024	\$2,795		\$2,795	\$33,540
2R	2BR/1BA	FM	750	7/31/2023	\$3,200	-\$267	\$2,933	\$35,200
3L	2BR/1BA	FM	750	5/31/2024	\$3,300		\$3,300	\$39,600
3R	2BR/1BA	FM	-	12/31/2023	\$2,750	-\$229	\$2,521	\$30,250
4L	2BR/1BA	FM	750	7/31/2024	\$3,200	-\$267	\$2,933	\$35,200
4R	2BR/1BA	FM	750	3/31/2024	\$3,000		\$3,000	\$36,000
Total					\$24,945		\$24,183	\$290,190

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$24,183
ANNUAL GROSS INCOME	\$290,190

EXPENSES

REAL ESTATE TAXES (2023 / 2024)	\$11,220	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$4,000	
ELECTRIC	\$2,000	
PAYROLL	\$2,500	
MANAGEMENT/VACANCY	3%	\$8,710
REPAIRS/MAINTENANCE	3%	\$8,710
TOTAL EXPENSES		\$52,540

NET OPERATING INCOME	\$237,650
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788 CLASSON AVENUE BROOKLYN, NEW YORK

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