



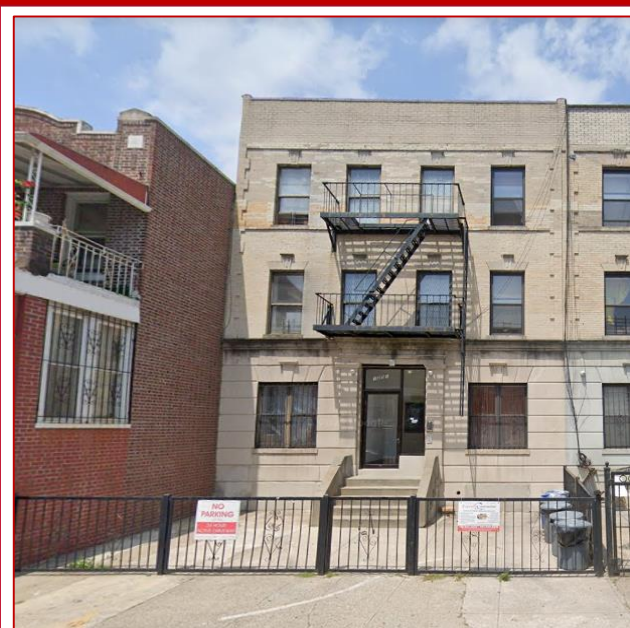
For Sale: Prime Multifamily Building
1251 Lincoln Place, Brooklyn, NY 11213



Ryan Lewis
 646.253.0956
 rlewis@ergcre.com

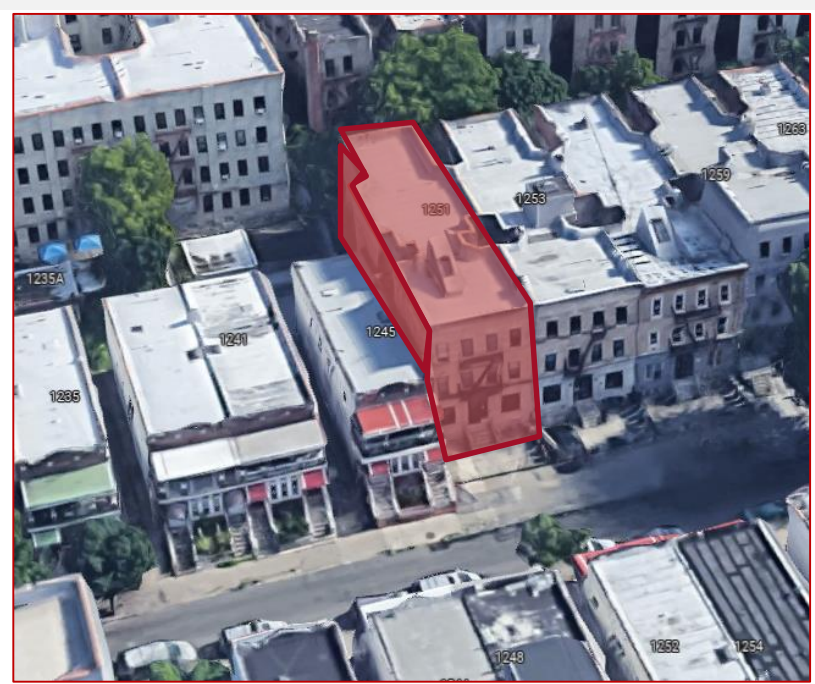
ASKING PRICE: \$899,000

7.3 % CAP RATE



Location:	Brooklyn	Neighborhood:	Crown Heights
Block-Lot:	01383-0057	Zoning:	R6
Building SF:	7,308	Building Dimensions:	28.5 x 87.5
Lot SF:	3,793	Lot Dimensions:	28.5 x 133.08
Stories:	3	Year Built:	1908
Residential Units:	6	Commercial Units:	0

INCOME:	
Gross Rents	\$88,884
Effective Annual Income:	\$88,884
EXPENSES: (ESTIMATED)	
Real Estate Taxes (20/21)	\$700
Water/Sewer	\$5,310
Insurance	\$5,000
Fuel	Tenants
Electric (Common Area)	\$5,788
Maintenance & Repairs	\$1,359
Super:	\$2,000
Management (3%)	\$2,533
Total Expenses:	\$22,690
Estimated Net Operating Income:	\$66,194



All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

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RESIDENTIAL

Units	# of Bedrooms	Monthly Rent	Annual Rent
1L	1 bedroom	\$ 1,411.00	\$ 16,932.00
1R	1 bedroom	\$ 1,003.00	\$ 12,036.00
2L	1 bedroom	\$ 1,300.00	\$ 15,600.00
2R	1 bedroom	\$ 1,485.00	\$ 17,820.00
3L	1 bedroom	\$ 1,008.00	\$ 12,096.00
3R	1 bedroom	\$ 1,200.00	\$ 14,400.00
Total		\$ 7,407.00	\$ 88,884.00

1251 Lincoln Place is a prime multifamily building located just off of Eastern Parkway in the Crown Heights neighborhood of Brooklyn. The fully occupied cashing flowing property consists of 6 large one bedroom apartments totaling 7,308 square feet with 28.5 feet of Frontage. The property currently has 7 years remaining on its J-51 tax abatement. The building is a just one block away from the 2, 3,4 train subway station.

