



323 CHAUNCEY STREET

LOCATED BETWEEN RALPH AVENUE AND
HOWARD AVENUE

This six-family residential building is located in the Stuyvesant Heights neighborhood of Bedford-Stuyvesant, Brooklyn. The building is three stories and has five rent-stabilized apartments (four of which are fully renovated) and one free-market apartment. At 5,175 SF, it measures 25' x 69' and sits on a 2,500 SF lot measuring 25' x 100'. Having the potential to produce a gross annual income of \$182,400 and an 9.5% potential cap rate, this is an excellent investment opportunity at just \$319/SF. Conveniently located just three minutes walking distance to the A and C trains at Ralph Avenue and ten minutes walking distance to the J train at Halsey Street, residents are just 30 minutes from Manhattan.

\$1,650,000

RENT ROLL

6 UNITS	ACTUAL	POTENTIAL	BEDS	LXP	STATUS
1A	\$2,200.00	\$2,500.00	2	05/20	RS
1B	\$ 811.06	\$2,500.00	2	10/20	RS
2A	\$2,661.42	\$2,700.00	2	05/20	RS
2B	\$2,225.00	\$2,500.00	2	07/20	FM
3A	\$ 858.62	\$2,500.00	2	07/20	RS
3B	\$2,300.00	\$2,500.00	2	08/19	RS
Actual Gross Annual Income: \$132,673.20					
Potential Gross Annual Income: \$182,400.00					

EXPENSES	POTENTIAL
Real Estate Taxes	\$4,436.00
Insurance	\$4,700.00
Electric	\$ 800.00
Water / Sewer	\$2,250.00
Repairs / Super	\$2,000.00
Management 5%	\$6,581.81
Heating	\$5,000.00
Total Annual Expenses	\$25,767.81

INCOME	ACTUAL	POTENTIAL
Gross Annual Income	\$132,673.20	\$182,400.00
Less Total Expenses	\$ 25,767.81	\$ 25,767.81
Net Operating Income	\$109,905.39	\$156,632.19

LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

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BLOCK - LOT	01508-0069
LOT DIMENSION	25' X 100'
LOT SF	2,500
STORIES	3
UNITS	6
YEAR BUILT	1907
ZONING	R6B
BUILDING DIMENSIONS	25' X 69'
BUILDING SF	5,175
FAR	RES - 2 / FAC 2
ACTUAL CAP RATE	6.7%
POTENTIAL CAP RATE	9.5%

SIX FAMILY • 4 RENOVATED APTS • 9.5% POTENTIAL CAP RATE