



## 264 WYCKOFF AVENUE

LOCATED BETWEEN GATES AVENUE AND LINDEN STREET

This oversized three-family with one store sits just off the corner on Wyckoff Avenue in Bushwick. A completely free-market building with **no leases** on any of its four units, all tenants are month-to-month and the building produces a gross annual income of \$170,400.00. Built 25' x 60,' this building sits on a 25' x 76.5' lot and is three stories high. Only one block to the L and M trains at the Myrtle-Wyckoff station, this is an excellent opportunity to safely invest in prime Bushwick.

**\$1,795,000**

### RENT ROLL

4 UNITS	ACTUAL	POTENTIAL	STATUS
1	-	\$4,000.00	FREE-MARKET
2	-	\$3,000.00	FREE-MARKET
3	-	\$3,000.00	FREE-MARKET
Store	\$3,500.00	\$4,200.00	

<b>Total Monthly Income</b>	<b>\$14,200.00</b>
<b>Gross Annual Income</b>	<b>\$170,400.00</b>

### EXPENSES

Real Estate Taxes	\$13,077.00
Insurance	\$1,700.00 (APPROXIMATE)
Electric	\$815.00 (APPROXIMATE)
Water / Sewer	\$2,243.00 (APPROXIMATE)
Repairs / Super	\$800.00 (APPROXIMATE)
Management 5%	\$3,900.00 (APPROXIMATE)
Heating	\$4,416.00 (APPROXIMATE)
<b>Total Annual Expenses</b>	<b>\$26,951.00</b>

INCOME	ACTUAL
Gross Annual Income	\$170,400.00
Less Total Expenses	\$26,951.00
<b>Net Operating Income</b>	<b>\$143,449.00</b>

### LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

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BLOCK - LOT	03337-0022
LOT DIMENSION	25' X 76.5'
LOT SF	1,913
STORIES	3
UNITS	4
YEAR BUILT	1920
ZONING	R6, C2-3
BUILDING DIMENSIONS	25' X 60'
BUILDING SF	4,500
FAR	RESIDENTIAL - 2.43 / FACILITY - 4.8
POTENTIAL CAP RATE	8.0%

**OVERSIZED THREE-FAMILY BUILDING • PRIME BUSHWICK**



