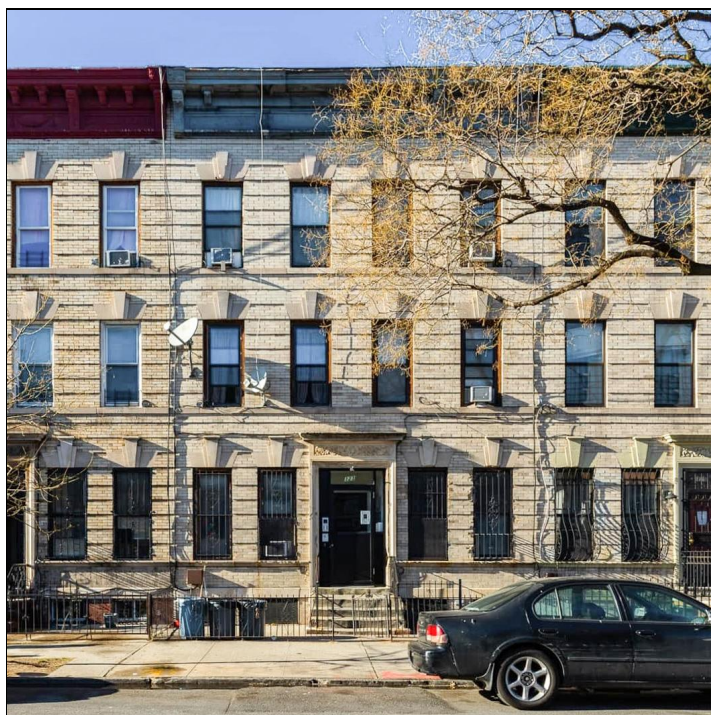


RENT-STABILIZED SIX-FAMILY • RENOVATED UNITS • BED-STUY



323 CHAUNCEY STREET

LOCATED BETWEEN HOWARD AVENUE AND RALPH AVENUE

This three-story rent-stabilized building is located in Bed-Stuy and consists of five rent-stabilized and one free-market apartments. Four of the units are beautifully renovated with hardwood floors, stainless steel appliances, dishwashers, and in-unit washer/dryer units allowing for market rents. This building has the potential to produce a gross annual income of approximately \$123,236. At 5,175 SF, the building measures 25' x 69' and sits on a 2,500 SF lot measuring 25' x 100'. The property is located just three blocks from the C at Ralph Avenue and a short walk to the J at Halsey Street.

PRICE UPON REQUEST

RENT ROLL

UNITS	ACTUAL	POTENTIAL	BEDS	TYPE	LXP
1A	\$ 2,200	\$ 3,201	2 BEDS/1 BATH	RS	6/21
1B	\$ 819	\$ 819	2 BEDS/1 BATH	RS	10/22
2A	\$ 2,000	\$ 2,661	2 BEDS/1 BATH	RS	1/23
2B	\$ 2,225	\$ 2,225	2 BEDS/1 BATH	FM	7/20
3A	\$ 880	\$ 880	2 BEDS/1 BATH	RS	7/22
3B	\$ 2,375	\$ 2,608	2 BEDS/1 BATH	RS	8/21

Actual Gross Annual Income: \$125,988

Potential Gross Annual Income: \$148,728

EXPENSES ACTUAL

Real Estate Taxes:	\$ 4,612
Insurance:	\$ 3,300
Electric:	\$ 900
Water/Sewer:	\$ 5,400
Repairs/Super:	\$ 4,800
Management:	\$ 3,780
Heating:	\$ 2,700

TOTAL ANNUAL EXPENSES: \$ 25,492

INCOME ACTUAL POTENTIAL

Gross Annual Income:	\$ 125,988	\$ 148,728
Less Total Expenses:	\$ 25,492	\$ 25,492

NET OPERATING INCOME: \$ 100,496 \$ 123,236

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM

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

