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



RENT ROLL

UNITS	ACTUAL	POTENTI	AL 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
ЗA	\$ 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	

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

LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY PHONE : 646.373.7944

E- MAIL :	DANIEL@EVRGREALT	<u>r.com</u>

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	

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