

## FOUR SIX-FAMILY BUILDINGS • 6.4% CAP RATE • CONEY ISLAND



### 2832-2855 WEST 36TH STREET

LOCATED BETWEEN NEPTUNE AVENUE AND MERMAID AVENUE

These four semi-detached, rent stabilized buildings are located in Coney Island, Brooklyn. They are similarly sized at three stories with two units per floor, making each six units total. The apartments are a mix of one, two, and three bedrooms. There is parking behind each building, where the rear units also have access to a patio. In total, the properties have a 6.4% cap rate. Residents are in Coney Island, only 2 blocks from the beach. It is a 10 minute drive to the D, F, N and Q at the Coney Island-Stillwell Ave Station, and there is access to multiple bus lines that go straight to the subway station.

**\$5,000,000**

#### RENT ROLL

#	UNIT	ACTUAL	#	UNIT	ACTUAL
2832	1F	\$1,550.00	2844	1F	\$1,109.75
	1R	\$1,937.00		1R	\$1,900.00
	2F	\$1,085.01		2F	\$2,192.40
	2R	\$1,187.70		2R	\$1,928.50
	3F	\$1,248.48		3F	\$1,350.00
2836	3R	\$1,105.84	2850	3R	\$1,291.45
	1F	\$1,250.02		1F	\$1,356.00
	1R	\$1,230.70		1R	\$1,354.32
	2F	\$2,524.00		2F	\$1,900.00
	2R	\$1,184.33		2R	\$1,951.00
	3F	\$1,545.00	3F	\$2,400.00	
	3R	\$1,714.00	3R	\$1,986.00	

**Actual Gross Annual Income: \$ 459,378.00**

EXPENSES	POTENTIAL
Real Estate Taxes:	\$ 55,595.00
Insurance:	\$ 18,800.00
Electric:	\$ 3,200.00
Repairs/Super:	\$ 8,000.00
Management:	\$ 26,496.00
Heating:	\$ 20,000.00

**TOTAL ANNUAL EXPENSES: \$ 141,091.00**

INCOME	ACTUAL
Gross Annual Income:	\$ 459,378.00
Less Total Expenses:	\$ 141,091.00

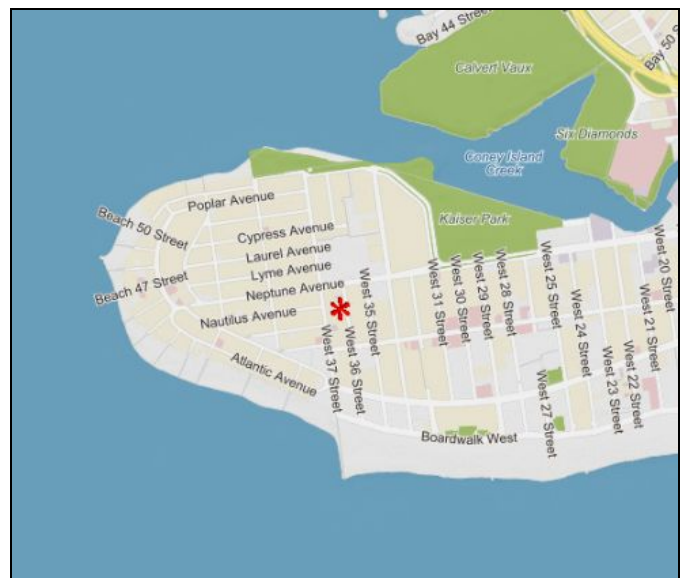
**NET OPERATING INCOME: \$ 318,287.00**

#### LICENSED BROKER & PRINCIPAL

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## 2832-2855 WEST 36TH STREET RENT ROLL

### RENT ROLL

BUILDING #	UNIT	TYPE	LXP	BEDS	ACTUAL MONTHLY	ACTUAL ANNUAL
2832	1F	RS	10/31/20	1	\$1,550.00	\$18,600.00
	1R	RS	03/31/21	2	\$1,937.00	\$23,244.00
	2F	RS	09/30/20	2	\$1,085.01	\$13,020.12
	2R	RS	04/30/21	2	\$1,187.70	\$14,252.40
	3F	RS	07/31/21	2	\$1,248.48	\$14,981.76
	3R	RS	05/31/21	2	\$1,105.84	\$13,270.08
2836	1F	RS	07/31/21	1	\$1,250.02	\$15,000.24
	1R	RS	12/31/20	2	\$1,230.70	\$14,768.40
	2F	RS	02/28/21	3	\$2,524.00	\$30,288.00
	2R	RS	05/31/21	2	\$1,184.33	\$14,211.96
	3F	RS	07/31/21	2	\$1,545.00	\$18,540.00
	3R	RS	09/30/20	2	\$1,714.00	\$20,568.00
2844	1F	RS	12/31/20	1	\$1,109.75	\$13,317.00
	1R	RS	10/31/20	2	\$1,900.00	\$22,800.00
	2F	RS	11/30/20	3	\$2,192.40	\$26,308.80
	2R	RS	12/31/20	2	\$1,928.50	\$23,142.00
	3F	RS	07/31/21	2	\$1,350.00	\$16,200.00
	3R	RS	05/31/21	2	\$1,291.45	\$15,497.40
2850	1F	RS	05/31/21	1	\$1,356.00	\$16,272.00
	1R	RS	07/31/21	2	\$1,354.32	\$16,251.84
	2F	RS	10/31/20	2	\$1,900.00	\$22,800.00
	2R	RS	02/28/21	2	\$1,951.00	\$23,412.00
	3F	RS	12/31/20	3	\$2,400.00	\$28,800.00
	3R	RS	05/31/21	1	\$1,986.00	\$23,832.00

<b>Actual Gross Annual Income</b>	<b>\$38,281.50</b>	<b>\$459,378.00</b>
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<b>EXPENSES</b>	<b>POTENTIAL</b>
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Real Estate Taxes:	\$ 55,595.00
Insurance:	\$ 18,800.00
Electric:	\$ 3,200.00
Repairs/Super:	\$ 8,000.00
Management:	\$ 26,496.00
Heating:	\$ 20,000.00

**TOTAL ANNUAL EXPENSES: \$ 141,091.00**

<b>INCOME</b>	<b>ACTUAL</b>
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Gross Annual Income:	\$ 459,378.00
Less Total Expenses:	\$ 141,091.00

**NET OPERATING INCOME: \$ 318,287.00**

**ACTUAL CAP RATE: 6.4%**

## 2832 WEST 36TH ST

LOCATED BETWEEN NEPTUNE AVENUE AND MERMAID AVENUE

This semi-detached, rent stabilized building located in Coney Island, Brooklyn is three stories and has six units total. The apartments are a mix of one and two bedrooms. There is parking behind the building, where the rear unit also has access to a patio. The building has a gross annual income of \$97,368.36. At 4,740 SF, the building measures 20' x 79' and sits on a 2,969 SF lot measuring 25' x 118.75.' Residents are in Coney Island, only 2 blocks from the beach. There is access to multiple bus lines that are a 10 minute drive to the D, F, N and Q at the Coney Island-Stillwell Ave Station.

### RENT ROLL

UNITS	ACTUAL	LXP	BEDS
1F	\$ 1,550.00	10/31/20	1
1R	\$ 1,937.00	03/31/21	2
2F	\$ 1,085.01	09/30/20	2
2R	\$ 1,187.70	04/30/21	2
3F	\$ 1,248.48	07/31/21	2
3R	\$ 1,105.84	05/31/21	2

**Actual Gross Annual Income: \$ 97,368.36**

BLOCK/LOT	07004-0021
LOT DIMENSION	25' X 118.75"
LOT SF	2,969
STORIES	3
UNITS	6
YEAR BUILT	1930
ZONING	R5
BUILDING DIMENSIONS	20' X 79'
BUILDING SF	4,740
FAR	RES - 1.25 / FAC - 2



## 2836 WEST 36TH ST

LOCATED BETWEEN NEPTUNE AVENUE AND MERMAID AVENUE

This semi-detached, rent stabilized building located in Coney Island, Brooklyn is three stories and has six units total. The apartments are a mix of one, two, and three bedrooms. There is parking behind the building, where the rear unit also has access to a patio. The building has a gross annual income of \$113,376.60. At 4,740 SF, the building measures 20' x 79' and sits on a 2,969 SF lot measuring 25' x 118.75.' Residents are in Coney Island, only 2 blocks from the beach. There is access to multiple bus lines that are a 10 minute drive to the D, F, N and Q at the Coney Island-Stillwell Ave Station.

### RENT ROLL

UNITS	ACTUAL	LXP	BEDS
1F	\$ 1,250.02	07/31/21	1
1R	\$ 1,230.70	12/31/20	2
2F	\$ 2,524.00	02/28/21	3
2R	\$ 1,184.33	05/31/21	2
3F	\$ 1,545.00	07/31/21	2
3R	\$ 1,714.00	09/30/20	2

**Actual Gross Annual Income: \$113,376.60**

BLOCK/LOT	07004-0022
LOT DIMENSION	25' X 118.75"
LOT SF	2,969
STORIES	3
UNITS	6
YEAR BUILT	1930
ZONING	R5
BUILDING DIMENSIONS	20' X 79'
BUILDING SF	4,740
FAR	RES - 1.25 / FAC - 2



## 2844 WEST 36TH ST

LOCATED BETWEEN NEPTUNE AVENUE AND MERMAID AVENUE

This semi-detached, rent stabilized building located in Coney Island, Brooklyn is three stories and has six units total. The apartments are a mix of one, two, and three bedrooms. There is parking behind the building, where the rear unit also has access to a patio. The building has a gross annual income of \$117,265.20. At 4,740 SF, the building measures 20' x 79' and sits on a 2,969 SF lot measuring 25' x 118.75.' Residents are in Coney Island, only 2 blocks from the beach. There is access to multiple bus lines that are a 10 minute drive to the D, F, N and Q at the Coney Island-Stillwell Ave Station.

### RENT ROLL

UNITS	ACTUAL	LXP	BEDS
1F	\$ 1,109.75	12/31/20	1
1R	\$ 1,900.00	10/31/20	2
2F	\$ 2,192.40	11/30/20	3
2R	\$ 1,928.50	12/31/20	2
3F	\$ 1,350.00	07/31/21	2
3R	\$ 1,291.45	05/31/21	2

**Actual Gross Annual Income: \$117,265.20**

BLOCK/LOT	07004-0025
LOT DIMENSION	25' X 118.75"
LOT SF	2,969
STORIES	3
UNITS	6
YEAR BUILT	1930
ZONING	R5
BUILDING DIMENSIONS	20' X 79'
BUILDING SF	4,740
FAR	RES - 1.25 / FAC - 2



