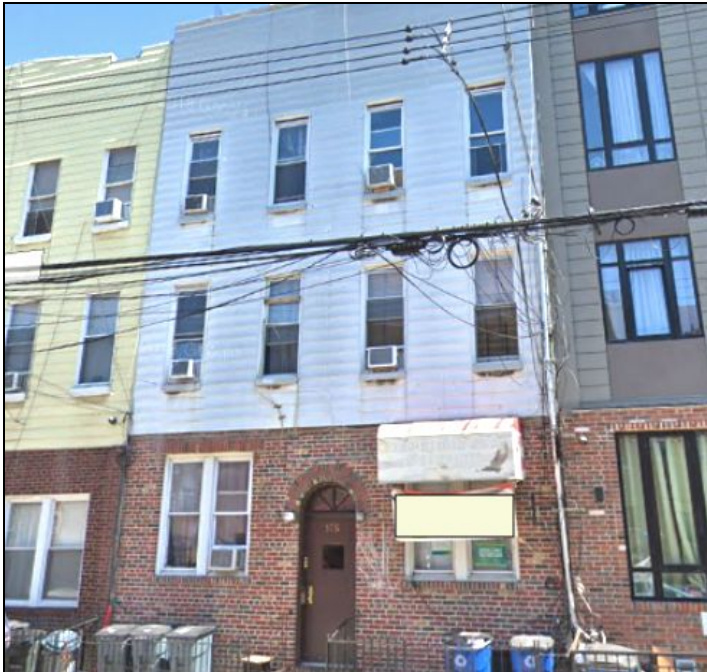


**SIX-FAMILY \* GREAT USER/INVESTMENT DEAL \* PRIME BUSHWICK**



**175 WYCKOFF AVENUE**

LOCATED BETWEEN STANHOPE STREET AND HIMROD STREET

This is a user/investor deal in which the new owner may use the first floor apartment and receive income from the rest of the apartments. This is a great opportunity to buy a Bushwick investment property at one of the lowest prices in the past 10 years. The property is a three-story walk-up with six rent-stabilized railroad apartments. At 4,275 SF, it measures 25' x 57,' and it sits on a 25' x 92' lot measuring 2,302 SF.' The property if completely vacant has the potential to produce a gross annual income of approximately \$220,800. It is steps to the L and M trains at Myrtle/Wyckoff Avenue and Dekalb Avenue. This is a highly unique opportunity in the heart of Bushwick.

**\$945,000**

**LICENSED BROKER & PRINCIPAL**

**DANIEL BARCELOWSKY**

PHONE : 646.373.7944

E- MAIL : [DANIEL@EVRGREALTY.COM](mailto:DANIEL@EVRGREALTY.COM)

BLOCK/LOT	03271-0004
LOT DIMENSION	25' x 92'
LOT SF	2,302
STORIES	3
UNITS	6
YEAR BUILT	1931
ZONING	R6, C1-3
BUILDING DIMENSIONS	25' x 57'
BUILDING SF	4,275
FAR	RES - 2.43 / FAC - 4.8
ACTUAL CAP RATE / POTENTIAL CAP RATE	5.7% / 20.1%

**RENT ROLL**

UNITS	ACTUAL	POTENTIAL	BEDS	TYPE	LEASE
1R	\$3,600.00	\$3,600	2 BED/1 BATH (POTENTIAL DUPLEX)	RS	-
<i>(1R is VACANT. Legal rent is \$869 with A1 and vacancy rate.)</i>					
1L	\$710.50	\$3,600	2 BED/1 BATH (POTENTIAL DUPLEX)	RS	3/93
2R	\$710.50	\$2,800	2 BED/1 BATH	RS	1/98
2L	\$710.50	\$2,800	2 BED/1 BATH	RS	-
3R	\$659.75	\$2,800	2 BED/1 BATH	RS	12/97
3L	\$659.75	\$2,800	2 BED/1 BATH	RS	1/95

**Actual Gross Annual Income: \$84,612.00**

**Potential Gross Annual Income: \$220,800.00**

**EXPENSES POTENTIAL**

Real Estate Taxes:	\$9,090
Insurance:	\$4,700
Electric:	\$ 800
Water/Sewer:	\$2,243
Repairs/Super:	\$2,000
Management:	\$6,624
Heating:	\$5,000

**TOTAL ANNUAL EXPENSES: \$30,457**

**INCOME ACTUAL POTENTIAL**

<b>Gross Annual Income:</b>	\$84,612	\$220,800
<b>Less Total Expenses:</b>	\$30,457	\$30,457

**NET OPERATING INCOME: \$54,155 \$190,343**