

SEMI-ATTACHED PRIME BUSHWICK SIX-FAMILY BUILDING • 1 FREE MARKET UNIT • 5 RENT STABILIZED UNITS



13-65 DEKALB AVENUE

BETWEEN WILSON AVENUE AND CENTRAL AVENUE

- Semi-attached six-unit building Located in prime Bushwick
- Total building size: 4,500 sq ft
- Lot dimensions: 25 x 90.5 (2,263 sq ft)
- Actual gross annual income: \$94,557.72
- Units:
 - **1R:** Section 8 tenant
 - **2R:** Rent paid through HRA since 2023 (2 year lease)
 - **3R:** Free-market unit (month-to-month)
 - **1L, 2L, 3L:** Rent-stabilized units
- Free market unit is fully renovated, including a new dishwasher and washer/dryer.
- 2A Tax Class: Capped annual tax increases
- 6.26 Actual cap rate.
- 7.53 Potential cap rate.
- Steps away from the L and M trains, restaurants, shops, cafes, bars and many conveniences.

\$950,000

LICENSED BROKER & PRINCIPAL

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RENT ROLL

UNITS	STATUS	ACTUAL	POTENTIAL
1L	RS	\$991.16	
1R	SEC 8	\$817.52	
2L	RS	\$924.46	
2R	HRA (LXP 2025)	\$1,238.10 (2 year lease, \$1,1161.70 collected)	
3L	RS	\$1,408.57	
3R	FM (month-to-month)	\$2,500.00	\$3,500

Actual Gross Annual Income: \$ 94,557.72

Potential Gross Annual Income: \$106,557.72

EXPENSES	APPROXIMATE
Real Estate Taxes:	\$ 8,530.52
Insurance:	\$ 7,709.00
Water/Sewer:	\$ 7,934.54
Gas:	\$ 4,258.07
Electric:	\$ 1,527.65
Super:	\$ 2,400.00
Repairs:	\$ 2,649.32

TOTAL ANNUAL EXPENSES: \$ 35,009.10

INCOME	ACTUAL	POTENTIAL
Gross Annual Income	\$ 94,557.72	\$106,557.72
Less Total Expenses	\$ 35,009.10	\$ 35,009.10
NET OPERATING INCOME:	\$ 59,548.62	\$71,548.62

BLOCK/LOT	03234-0047
LOT DIMENSION	25' x90.5'
LOT SF	2,263
STORIES	3
UNITS	6
YEAR BUILT	1931
ZONING	R6
BUILDING DIMENSIONS	25' x 60'
BUILDING SF	4,500
FAR	RES 2.43 / FAC 4.8
ACTUAL CAP RATE	6.26%
POTENTIAL CAP RATE	7.53%

