

Multi-Family
440352 Active

2877 West 20 St
Brooklyn, New York 11224

L \$1,199,000

Price Change



Borough: **Brooklyn** # Families: **8**
 Neighborhood: **Coney Island** Bedrooms: **2**
 Cross St 1: **Neptune Ave** Baths Full: **8**
 Cross St 2: Baths Half: **0**
 Bldg Type: **Detached** Baths 3/4: **0**
 Type: Tot Rms: **18**
 Style: **Other** Apx Sqft: Stories: **3**
 Block/Lot: **7019/55** Waterfront: Year Built: Hndcap Acc: **Unknown**
 Bldg Size: **20 x 55** A/C Units: **0**
 Lot Size: **20 x 118** Cert Occup: Tax Yr \$: **\$8,700**
 Lot Sqft: **2,352** Own Occup: **No**
 Rd Frontage: Zoning: **R5**
 Basement Type: **Finished, Full, Walk-in, Other**

Sale Type: **Arm's Length**

	Rooms	Beds	Baths
Level 1:	2	0	2.00
Level 2:	7	1	3.00
Level 3:	7	1	3.00
Level 4:			

Type: **Studio** BR: **0** FB: **1** Floor/Unit#: **1** Current Rent: **\$1,009** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

Type: **Studio** BR: **0** FB: **1** Floor/Unit#: **1** Current Rent: **\$1,171** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

Type: **1 Bedroom** BR: **1** FB: **1** Floor/Unit#: **2** Current Rent: **\$1,480** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

Type: **Studio** BR: **0** FB: **1** Floor/Unit#: **2** Current Rent: **\$1,266** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

Type: **Studio** BR: **0** FB: **1** Floor/Unit#: **2** Current Rent: **\$849** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

Type: **1 Bedroom** BR: **1** FB: **1** Floor/Unit#: **3** Current Rent: **\$1,342** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **4** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

Type: **Studio** BR: **0** FB: **1** Floor/Unit#: **3** Current Rent: **\$1,052** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

Type: **Studio** BR: **0** FB: **1** Floor/Unit#: **3** Current Rent: **\$1,380** Increase/yr: Electric/yr:
 Status: **Leased** Tot BA: **1** 3/4: **0** Ceiling Hgt: Proj Rent: Sec Dep: Heat/yr:
 Date Avail: Rooms: **3** HB: **0** # Units: Sqft/Unit: Wat/Sew/yr:
 Description: Features: **Heat Included, Oven/Range, RE Taxes, Refrigerator, Water Included**

FEATURES

Parking: **None** Basement: **Finished, Full, Walk-in, Other**
 Parking: **None** Heat Source: **Gas**
 Flooring: **Hardwood** Heat Delivery: **Steam/Radiator**
 Roof: **Flat** Foundation: **Poured Concrete**
 Exterior: **Brick** Electric: **Circuit Breakers**
 Construction: **Brick** Yard: **Back, Front**
 Hot Water: **Hot Water Coil in Boiler**

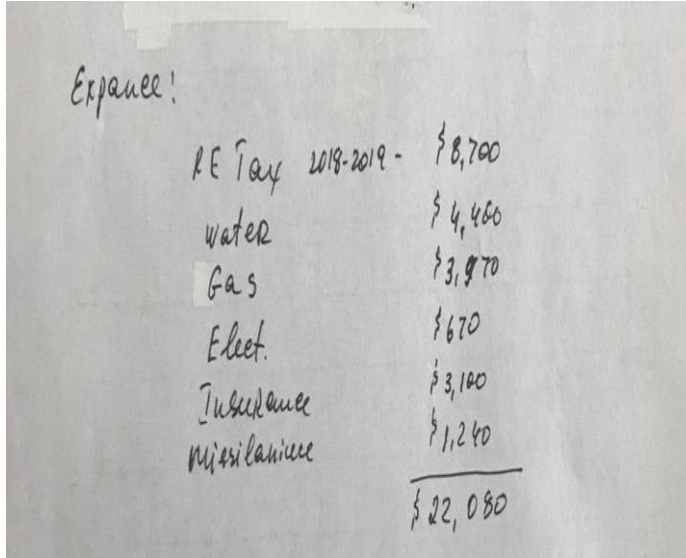
Financing: **1031 Exchange, Bank Mortgage, Cash**
 Features: **Refrigerator, Stove, Other**

Bldg Amenities: **Storage rooms**

Est Water/Sewer \$ Yr: **4,400.00** Est Fuel \$ Yr: **\$3,970** Est Insure Yr: **\$3,100** Est Tax \$ Yr: **\$8,700**
 Gross Expenses: Rent Avg Mnthly: Available Units: Elec \$ Yr: **\$670.00**
 Gross Income: Vacant Units:

Remarks: **Coney Island Brick legal 8 family Fully renovated 8 Units / 2 one bedrooms / 6 studios. stabilized units- Includes 8 Units. All units are fully occupied and pay monthly. There is separate gas and electric meters. There is plenty of upsides in rental increases. CURRENT GOI = \$114,593.04 CURRENT NOI = \$96483.04 Gross Expense \$ 18,110 CURRENT CAP RATE 8% huge backyard! New roof, Sprinkler system, Stairways & many other updates! On 20 ft x 117.58 ft Building size 20 ft x 55 ft R5 zoning! Just unpack & collect rent! Actual Financials: .Fully occupy with projected 8% Cap Rate / Separate gas and electric meters for each unit. Huge backyard! Few blocks away -Near train , shopping off Neptune Avenue! Steps to beach! Huge price reduction from initial \$1.490 Million Very well maintained building with no violation! DHCR available - all tenant are CURRENT & pays on time**

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Gross Income	114593
Operating expense:	
Insurance	3100
Property Management	
Maintenance	6310
Taxes	8700
Gross Expense	18110
Net Income:	96483.04
Purchase Price:	1199000
Cap Rate:	8%

5/29/2019 9:28:58 AM NYS Division Of Housing And Community Renewal Annual Rent Registration System Apartment Registration Listing for 2018 Page 1 of 1

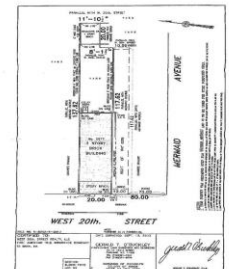
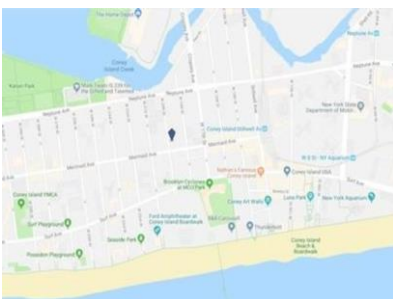
Building Registration Number: 311596 Building Address: 2877 W 20th St Brooklyn, NY 11224 Owner Name and Address: West 20th Street Realty, LLC P.O. Box 740493 Queens, NY 11374

Apartment Number	Tenant Name(s)	Status	Legal Regulated Rent	Preferential Rent	Actual Rent Paid	Reasons for Difference/Change	Lease Began/Ends
1	Courney King	RS	1,208.93			Lease Renewal	01/01/2018 12/31/2019
2	Rosario Castillo	RS	1,170.64	900.00		Lease Renewal	04/01/2018 03/31/2019
3	Selina Laseo	RS	1,480.46	1,268.00		Vacancy Lease Improvement	09/01/2017 08/31/2018
4	Ruth Soto Ramos	RS	1,265.84			Lease Renewal	05/01/2017 04/30/2019
5	Michael Walston	RS	849.11	730.00		Lease Renewal Improvement	01/01/2018 12/31/2018
6	Nelezhida Appley	RS	1,342.07	1,268.00		Vacancy Lease Improvement	07/01/2017 06/30/2018
7	Elizabeth Aguilar	RS	1,032.08	850.00		Lease Renewal	11/01/2017 10/31/2018
8	Amanda Lee Bayans	RS	1,380.29			Lease Renewal	07/01/2017 06/30/2019

Apartment Status Counts:
 Stabilized (RS): 8
 Vacant (V): 0
 Temp Exempt (TE): 0
 Perm Exempt (PE): 0
 Total: 8

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ONE Company – 5 Offices – ONE Owner



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