

* TWO 4 STORY
 * AMAZING WELL MAINTAINED &
 * UPGRADED BRICK BUILDING
 * MOST SOUGHT AFTER NEIGHBORHOODS IN
 BROOKLYN.

FOR VIEWING, PLEASE CONTACT
 ROWEN GILES
 Mobile: 212-991-8720
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-BUILDING SQ FOOTAGE: 13,640
 -\$660 PER SQ FT
 -LOT SQ FOOTAGE: 5000
 -YEAR BUILT: 1920
 -ZONE: R6
 -LOT DIMENSIONS: 100X 80
 -STORIES: 4
 -RESIDENTIAL UNITS: 15
 -RENT STABILIZED ALL

256/258 Wyckoff Street

Brooklyn, NY 11217

Rent Stabilized

INCOME

\$293,228.64

Asking Price \$7999999.00

INSURANCE \$8,028.00
 TAXES (Real Estate) \$68,641.00
 UTILITIES /MAINTAINANCE \$11,863.00
 WATER & SEWER \$5,881.00

Current Rent Roll

AS OF 09/30/2014

		Rent	Lease Start Date	Lease Expiration	
256 Wyckoff St					
Apt.#1	2 Bedroom	\$1,645.96	11/01/16	10/31/17	\$1,691.23
Apt.#2	1 Bedroom	\$1,238.91	07/01/16	06/30/17	\$1,251.30
Apt.#3	1 Bedroom	\$1,500.50	05/01/16	04/30/17	\$1,515.51
Apt.#4	1 Bedroom	\$1,579.39	08/01/16	07/31/17	\$1,595.72
Apt.#5	1 Bedroom	\$2,000.00	08/01/16	07/31/17	\$2,000.00
Apt.#6	1 Bedroom	\$1,202.57	01/01/16	12/31/17	\$1,359.20
Apt.#7	1 Bedroom	\$1,586.26	02/01/15	01/31/17	\$1,629.89
					\$11,042.85

		Rent	Lease Start Date	Lease Expiration	
256 Wyckoff St					
Apt.#1	1 Bedroom	\$2,000.00	08/01/16	07/31/17	\$2,000.00
Apt.#2	1 Bedroom	\$1,769.17	07/01/16	6/31/2017	\$1,786.87
Apt.#3	1 Bedroom	\$2,084.47	07/01/16	06/30/17	\$2,105.32
Apt.#4	1 Bedroom	\$1,113.24	02/01/16	01/31/17	\$1,143.86
Apt.#5	1 Bedroom	\$1,906.37	01/01/01	12/31/16	\$1,958.80
Apt.#6	1 Bedroom	\$1,489.54	10/01/16	09/30/17	\$1,504.44
Apt.#7	1 Bedroom	\$1,539.15	11/01/14	10/31/16	\$1,612.11
Apt.#8	1 Bedroom	\$1,247.17	10/01/16	9/30/20017	\$1,281.47
					\$13,392.87