

Off Market

2825 W 15th St
Brooklyn, NY 11224

Offering Memorandum

Ask: \$950,000



Rowen Giles
(212) 991-8720
rowen@rowengiles.com

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Building

Building class	Two Family(B3)
Building sqft	2,090
Building dimensions	19 ft x 55 ft
Stories	2
Zoning	R6

Use

Residential units	2
Residential sqft	2,090
Average residential unit size	1,045



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Coney Island

Income & Expenses

Ask: \$950,000

Unit	Rooms	Lease Start	Lease End	Type	Monthly Rent	Ann. Rent
1	3/1	N/A	N/A		\$2,600	\$31,200
2	2/1	N/A	N/A		\$2,000	\$24,000
					TOTAL:	\$48,000

Expenses	Annual Totals	Totals
Water & Sewer Est.	\$1,600	
Insurance	\$1,100	
Taxes	\$1,532	
	Total:	\$4,232
	NOI:	\$43,768



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