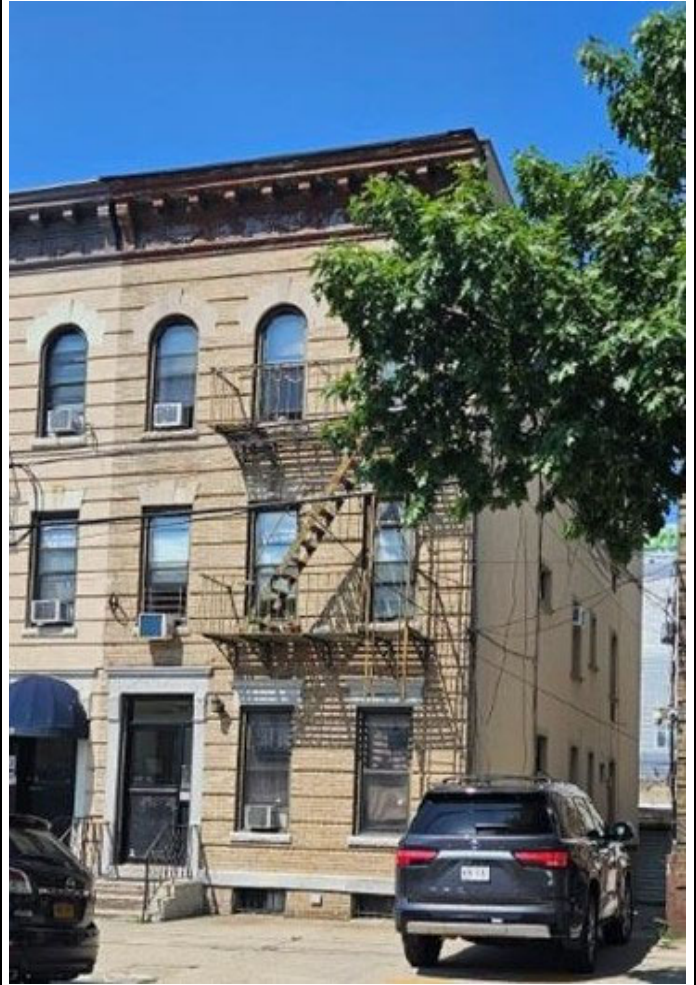




## MULTIFAMILY INVESTMENT - SUNSET PARK

### 225 65 ST

**Location:** 225 65 St  
**Block\_Lot:** 5816\_66  
**Floors:** Three  
**Units (Residential):** Six  
**Lot SF:** 3,600  
**Lot Dimensions:** 25' x 100'  
**Building Dimensions:** 20' x 60'  
**Gross Building SF:** 3,600  
**Zoning:** M1-1  
**FAR:** 1.0  
**Taxes (24/25):** \$12,322



**ASKING PRICE: \$1,250,000**

Bellmarc Realty Group has been retained to exclusively represent ownership in the sale of 225 65 St. This prime Sunset Park real estate opportunity: an impeccably cared-for semi-detached brick 6-family property situated on a 25x100 lot with a 20x60 building size. The property consists of 5 two-bedroom apartments and 1 one-bedroom apartment. Each two-bedroom unit features a living room, dining area, kitchen, 2 bedrooms, and a full bath, while the one-bedroom unit includes a living room, dining area, kitchen, 1 bedroom, and a full bath. The fully finished basement, used as office space and storage, has windows, high ceilings, upgraded mechanicals, electric, gas boiler, and water heater. Additional features include a driveway and garage at the rear. The property is near major thoroughfares (I-278, Belt Parkway), shopping on 4th Avenue, and public transportation (59th St N/R train, bus routes). Nearby are the Brooklyn Army Terminal, Lutheran Medical Center, Industry City, Bay Ridge, and the NYC Ferry - Sunset Park/Brooklyn Army Terminal Landing. Spectacular city views from the rooftop make this a great investment property! Contact the listing broker for additional details regarding income and expenses.

For Further Information, Please Contact:

Mohamad Hasan  
Bellmarc Realty Group  
718-768-4500 x16  
[www.Bellmarc.com](http://www.Bellmarc.com)



# MULTIFAMILY INVESTMENT - SUNSET PARK

## 225 65 ST

### REVENUE

Unit	BDRM	Lease Term	Expiration	Monthly Rent	Annual Rent
1F	1	1 YEAR	12/31/2025	\$ 1,434.74	\$ 17,216.88
1R	2	2 YEAR	12/31/2026	\$ 1,646.35	\$ 19,756.20
2F	2	2 YEAR	12/31/2025	\$ 1,521.64	\$ 18,259.68
2R	2	2 YEAR	12/31/2025	\$ 1,575.99	\$ 18,911.88
3F	2	2 YEAR	12/31/2025	\$ 1,684.68	\$ 20,216.16
3R	2	1 YEAR	12/31/2025	\$ 1,622.58	\$ 19,470.96

### Total Gross

\$ 9,485.98 \$ 113,831.76

### REVENUE:

Gross Annual Income: \$ 113,832

### EXPENSES:

Real Estate Taxes: \$ 12,322  
Insurance: \$ 4,896  
Heat / Gas: \$ 6,960  
Electric: \$ 1,500  
Water / Sewer: \$ 4,200  
Repairs / Maint: 3% \$ 3,227  
Misc Expenses \$ 500

Total: \$ 33,605

Gross Annual Income: \$ 113,832

Less Expenses: \$ 33,605

NOI: \$ 80,227



For More Information  
Please Contact

Exclusive Agent:

Mohamad Hasan  
Licensed Real Estate Broker

T: 718.768.4500

M: 917.721.6990

mh@Bellmarc.com

718.768.4500

Asking Price:  
\$1,250,000

Bellmarc Realty Group | Licensed Real Estate Brokers

715 5th Avenue, Brooklyn, NY 11215 | T: 718.768.4500 | F: 718.788.5121 | Email: mh@Bellmarc.com

The information provided herein has either been given to us by the owner of the property or was obtained from sources We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets, and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyers and tenants should carefully verify each item of information herein.