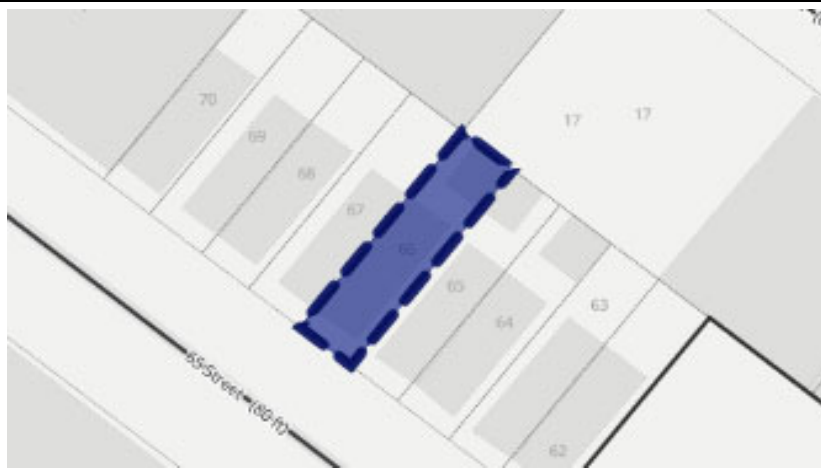
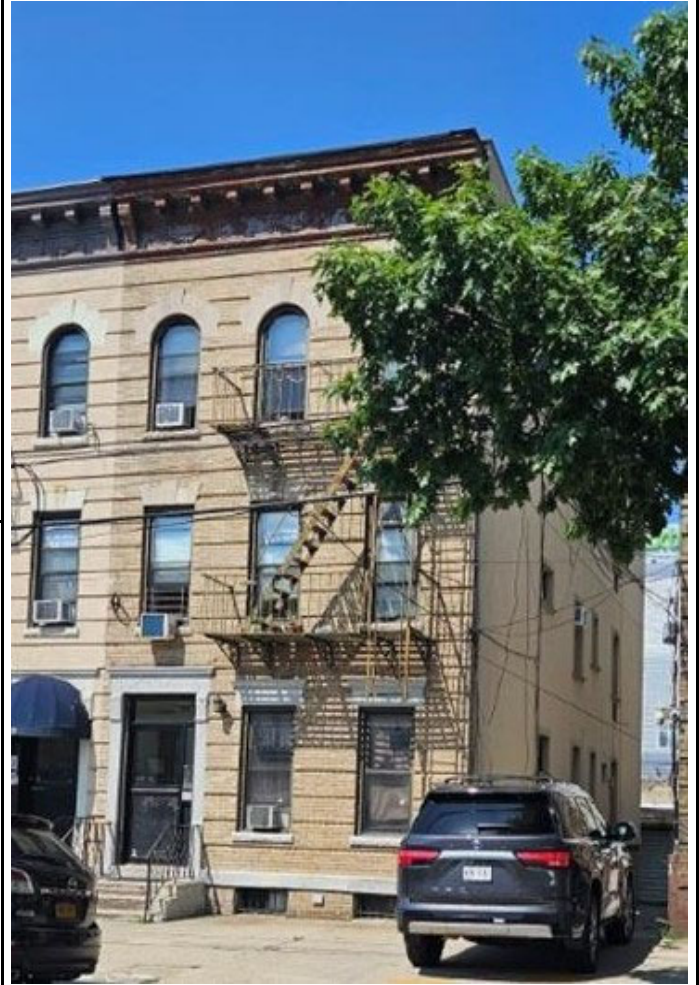




MULTIFAMILY INVESTMENT - SUNSET PARK

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): \$11,500



ASKING PRICE: \$1,350,000

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



MULTIFAMILY INVESTMENT - SUNSET PARK
225 65 ST

REVENUE

Unit	BDRM		Monthly Rent	Annual Rent
1F	1		\$ 1,355.67	\$ 16,268
1R	2		\$ 1,564.23	\$ 18,771
2F	2		\$ 1,435.00	\$ 17,220
2R	2		\$ 1,486.25	\$ 17,835
3F	2		\$ 1,588.75	\$ 19,065
3R	2		\$ 1,533.16	\$ 18,398

Total Gross			\$ 8,963	\$ 107,557
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REVENUE:

Gross Annual Income: \$ 107,557

EXPENSES:

Real Estate Taxes:	\$	11,500
Insurance:	\$	4,896
Heat / Gas:	\$	6,960
Electric:	\$	1,500
Water / Sewer:	\$	4,200
Repairs / Maint:	3% \$	3,227
Misc Expenses	\$	500
Total:	\$	32,783

Gross Annual Income: \$ 107,557

Less Expenses: \$ 32,783

NOI: \$ 74,774



**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:
\$1,350,000**

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.