

## FOR SALE — 6-FAMILY RESIDENTIAL BUILDING

**234 Stanhope Street, Brooklyn, NY 11237 in Bushwick, Brooklyn, NY 11237**

✓ **Property Type:** 6-Family Residential Building

✓ **Asking Price:** \$1,400,000

✓ **Building Size:** 25 ft × 65 ft

✓ **Lot Size:** 25 ft × 100 ft

✓ **Unit Mix:** 1×1BR, 2×2BR, 3×3BR

✓ **Financials:**

- Gross Income — \$133,000
- Expenses — \$51,000
- NOI — \$81,700

Turnkey Investment Opportunity in Bushwick! This six-unit multifamily property on Stanhope Street generates a strong net income of approximately \$81K annually after expenses. The building is well-maintained with reliable, paying tenants, ensuring stable cash flow from day one. One unit will be delivered vacant, offering an opportunity for owner-occupancy or to maximize rental income at market rates. Located in the heart of Bushwick, Brooklyn, a high-demand rental market with continued appreciation, this property benefits from easy access to public transportation, thriving local businesses, and a strong tenant pool. With low operating expenses and consistent rental income, this is a great addition to any investors portfolio. Don't miss out on this high-yield asset in a prime Brooklyn location!

### Monthly Rent Roll:

**1 Front: \$1,400. (completely renovated, kept vacant for owner user)**

**1 R \$1,666. (Super Apartment, salary reduced from this gross receives \$1,136)**

**2 L \$2,318**

**2 R \$1,877**

**3 L \$2082**

**3 R 1,719**

**Total Monthly Income \$11,062 Annual Gross Income \$132744**

**Annual Expense:**

**R.E. Taxes \$13,000**

**Insurance \$4,500**

**Electric \$1,500**

**Heating \$8,500**

**Water and Sewer \$4,500**

**Pest Control \$1,200**

**Repairs \$6,000**

**Management (4%) \$5,400**

**Super \$6,400 (deducted from rent of unit 1R**

**Total annual expenses: \$51,000**

**NOI \$81,700.**

**For further information Contact:**

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