



2958 BRIGHTON 5TH STREET

LOCATED BETWEEN OCEAN VIEW AVENUE AND BRIGHTON 4TH LANE

This two-family semi-detached fully renovated house is an excellent user - investment opportunity. There is one duplex apartment with two bedrooms and one full bath with a balcony as well as a studio apartment with one full bath. Property has a spacious entranceway and outdoor space with driveway. A completely free-market vacant building, the building has the potential to produce a gross annual income of \$46,200. Built 16' x 27' with 1,296 SF, this building sits on a 20' x 45' lot. Conveniently located two blocks away from Coney Island Beach and Boardwalk. Property is one block away from the B and Q trains at the Brighton Beach station and accessible to the Belt Parkway.

\$799,000

RENT ROLL

2 UNITS	ACTUAL	POTENTIAL	BEDS	STATUS
Studio Duplex	VACANT VACANT	\$1,500.00 \$2,350.00	STUDIO 2 BED	FREE-MARKET FREE-MARKET

Potential Gross Annual Income: \$ 46,200.00

EXPENSES	POTENTIAL
Real Estate Taxes	\$4,104.00
Insurance	\$2,000.00
Electric	\$ 350.00
Water / Sewer	\$2,000.00
Repairs / Super	\$2,500.00
Management 5%	\$2,100.00
Heating	\$1,250.00
Total Annual Expenses	\$14,304.00

INCOME	POTENTIAL
Gross Annual Income	\$ 46,200.00
Less Total Expenses	\$ 14,304.00
Net Operating Income	\$ 31,896.00

LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

PHONE : 646.373.7944

E- MAIL : DANIEL@EVGRREALTY.COM

BLOCK - LOT	08664-0473
LOT DIMENSION	20' X 45'
LOT SF	900
STORIES	2
UNITS	2
YEAR BUILT	1940
ZONING	R6
BUILDING DIMENSIONS	16' X 27'
BUILDING SF	1296
FAR	RESIDENTIAL - 2.43 / FACILITY - 4.8
POTENTIAL CAP RATE	4.0 %

GREAT USER - INVESTMENT DEAL • TWO-FAMILY BUILDING • BRIGHTON BEACH







