

Residential - 3 Family | Prospect Heights

955 Pacific Street

\$2,500,000 | 3,300 SF | \$758SF



the SBN team

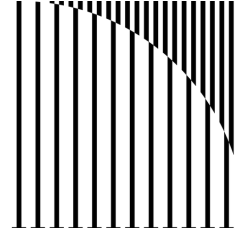
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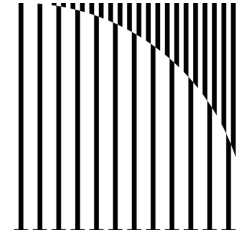


Location	955 Pacific Street, between Grand and Washington
Block & Lot	01124-0054
Lot Size	20' x 100' (2,000 SF) Approx.
Building Size	20' x 55' (1100 SF Approx per floor) Total Approx. 3300 SF plus Cellar
Stories	3
Residential Units	3
Zoning	R6B
Taxes	\$3,453

Unit	SF
1 - 2BR/1BA + Yard	1,100 SF - Newly Renovated
2 - 2BR/1BA	1,100 SF - Newly Renovated
3 - 2BR/1BA	1,100 SF

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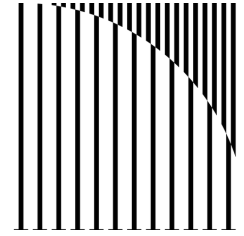
Pro Forma Rent Roll

Unit	Monthly Rent	Annual Rent	
1	\$4,950	\$59,400	DELIVERED VACANT
2	\$4,750	\$57,000	DELIVERED VACANT
3	\$4,750	\$57,000	DELIVERED VACANT
Total	\$14,450	\$173,400	

Expenses (Est)

Taxes (2020–2021)	\$3,453
Gas	\$4,000
Electric	\$1,000
Water & Sewer	\$2,200
Insurance	\$6,000
Super	\$3,000
Maintenance	\$2,000
Total	\$21,653

NOI (Projected)	\$151,747
Cap (Projected)	6%
Asking Price	\$2,500,000



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The SBN team has been retained on an exclusive basis to arrange the sale of 955 Pacific Street located in Prospect Heights, Brooklyn. A three story brick townhouse, this walkup consists of (3) floor through free market apartments. This offering presents a substantial opportunity to invest and hold for future growth or owner occupy with one or more high value rentals.

Highlights

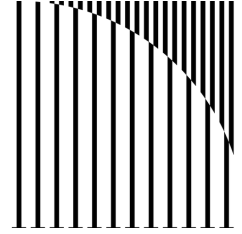
- Three large >1000SF Approx. apartments
- Two units renovated and ready to rent or move in.
- Separate entrance to top two floors and bottom floor for easy conversion to owner occupied with rental.
- Just a couple blocks from the major thoroughfares of Vanderbilt Ave and Washington Ave where there is an abundance of restaurant, grocery, and shopping options.

Location

- Located in the highly desirable neighborhood of Prospect Heights
- Abundance of public transportation nearby
- Clinton-Washington Aves - A/C Line
- Bergen Street - 2/3/4 Line
- Atlantic Terminal for quick access to almost all Subway Lines and LIRR


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955 PACIFIC STREET, BROOKLYN



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