

BEDFORD 6 REAL ESTATE

10 Units – Operating 5.2 % Cap + Upside

5 Building package deal:

Fully operating: Increase rents or build up

632 Liberty Ave

327 – 335 Warwick Street



FOR MORE INFO:

Brandon Pemberton | Phone: 347-276-6081 | Email: Brandon@bedford6.com

All dimensions and numbers approximate, consult your architect & attorney for exact figures

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Investment Overview

UNIQUE INVESTMENT OPPORTUNITY!

New building with upside!! 10 Units- 5 garages

Major Opportunity

- ✓ Rents 20-30 % below market rate
- ✓ 1,997 ft of buildable square footage per building
- ✓ Neighborhood poised for major appreciation: See links below

1. [East New York Progress Highlights 12-2021 \(nyc.gov\)](https://www.nyc.gov/newsroom/2021/12/01/east-new-york-progress-highlights-12-2021)

- ✓ 15 minute train ride to JFK Air Port : \$18Billion investment in new terminal = 4,000 Jobs = More tenants to rent to .

2. <https://www.6sqft.com/works-begins-on-final-jfk-airport-project-terminal-6/>

Block/Lot: 03983-0010 | 03983-0010 **Tax Class:** 1

Square Feet: 2971 SF / 4,968 SF **FAR:** 3

Zoning: R6A **Lot:** 20ft x 82.8ft **Building :** 20 ft x 52.83 ft

Building Layout

Built 2016 - 4 Bedrooms - 2 bathroom over 4 Bedroom - 2 bathroom duplex with private garden

Garage can be rented separately

All Electric-Equipped with AC

Heating: Tenant pays – Washer / dryer + dishwasher in unit

FOR MORE INFO:

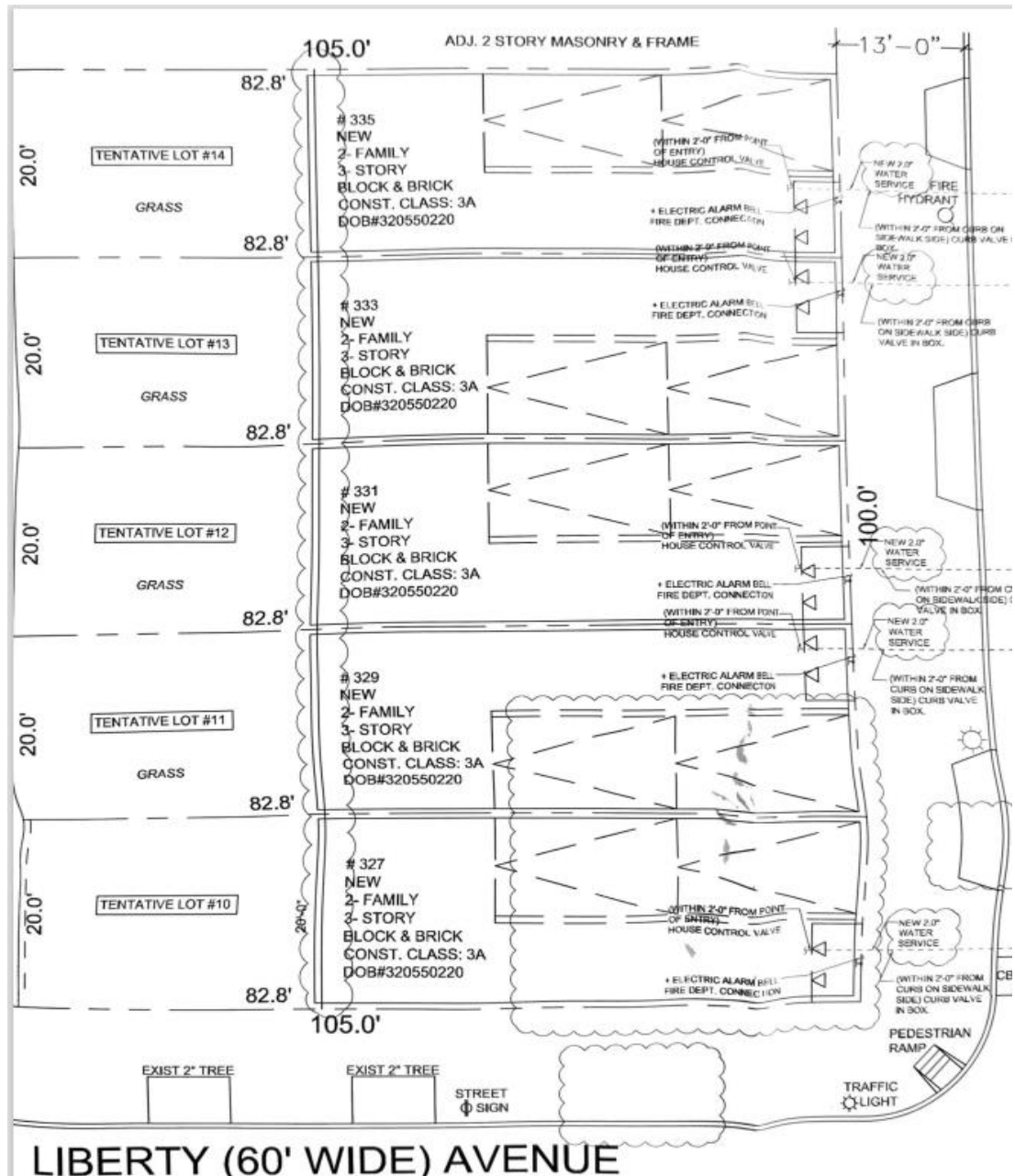
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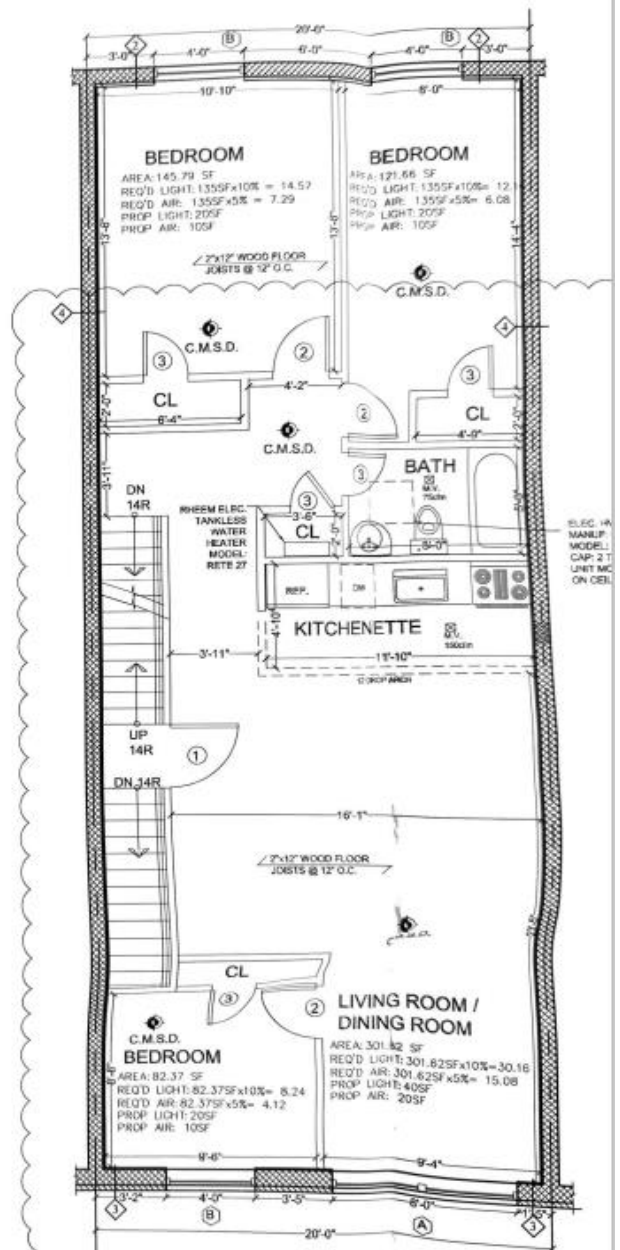
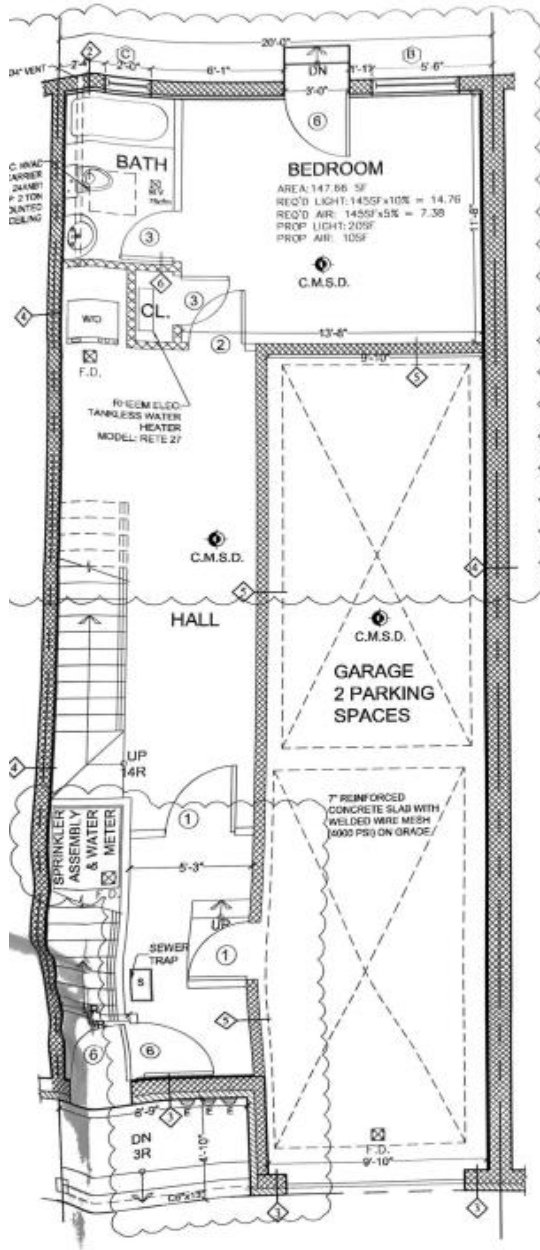


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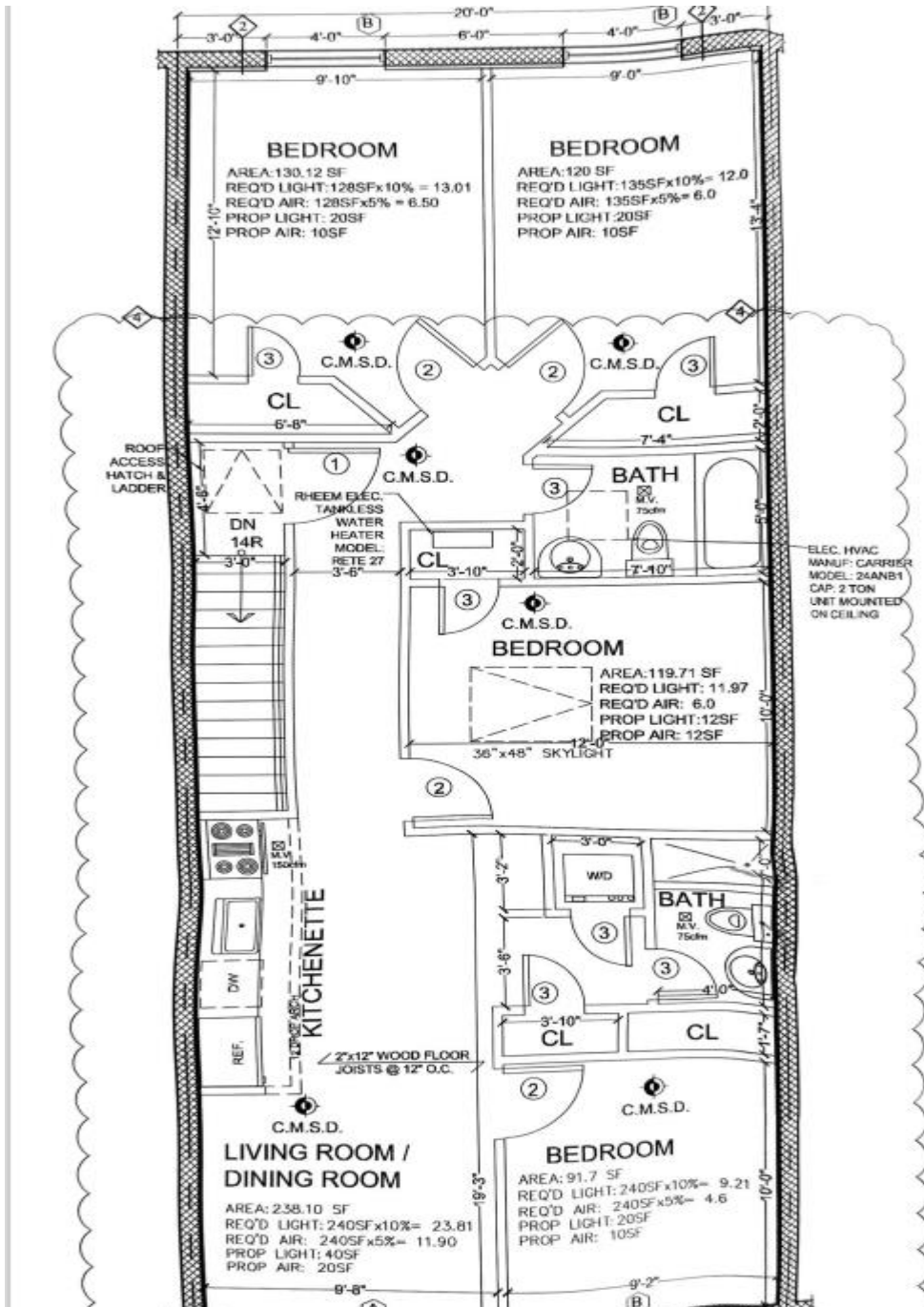


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INCOME AND PROJECTIONS

ADDRESS	APT #	Current Rent	Current Garage Income	Projected Rent
327 Warwick Street	1	\$ 3,050.00	\$ 200.00	\$ 4,350.00
327 Warwick Street	2	\$ 2,750.00		\$ 3,600.00
329 Warwick Street	1	TBD		\$ 4,350.00
329 Warwick Street	2	\$ 2,600.00	\$ 200.00	\$ 3,600.00
331 Warwick Street	1	TBD		\$ 4,350.00
331 Warwick Street	2	\$ 2,600.00	\$ 200.00	\$ 3,600.00
333 Warwick Street	1	\$ 3,350.00		\$ 4,350.00
333 Warwick Street	2	\$ 2,700.00	\$ 200.00	\$ 3,600.00
335 Warwick Street	1	\$ 3,100.00	\$ 200.00	\$ 4,350.00
335 Warwick Street	2	\$ 3,000.00		\$ 3,600.00
		ADDED FLOOR PROJECTION :\$ 43,200 Additional Annually	Projected Annual Total:	\$ 477,000.00
			Projected Annual Total + added floor	\$ 520,000.00

		2023 EXPENSE SHEET	
Annual Expense		Operating Income	
		Operating Income & Expense	
Pest Control	713.12		
Property Insurance	\$ 17,147.72	Income	
Repairs and Maintenance	\$ 2,202.25	Rent Income	365950
Property Tax	\$ 39,589.14	Total Income	365,950.00
Electricity	\$ 3,099.38		
Water	\$ 17,873.31		
Total Operating Expense	\$ 80,624.92		

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APARTMENT PHOTOS



ASKING: \$5,500,000

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