

■ 453 42nd Street, Sunset Park, Brooklyn, NY 11232

Multi-Family Investment Opportunity | Contract Flip

■ Building Overview

Year Built	1914
Stories	4
Total Units	8 residential units (2 per floor)
Layout	All units are 2-bedroom railroad-style apartments
Construction	Brick façade, flat roof
Building Dimensions	27 ft x 65 ft
Lot Size	27 ft x 100 ft (~2,671 sq ft)
Building Area	~6,668 sq ft
Basement	Unfinished with walk-out access
Utilities	8 separate gas/electric meters; natural gas heat
Recent Upgrades	New roof, 2 new water heaters
Features	Backyard, hallway skylight, fireplaces in some units

■ Unit Mix & Rents

Unit	Bedrooms	Monthly Rent	Notes
1L	2 BR	\$1,400	Owner's unit
1R	2 BR	\$209	Rent-controlled
2L	2 BR	\$1,400	Rent-stabilized
2R	2 BR	\$741.47	Rent-stabilized
3R	2 BR	\$1,255	Rent-stabilized
3L	2 BR	\$1,400	Rent-stabilized
4L	2 BR	\$1,300	Rent-stabilized
4R	2 BR	\$1,450	Rent-stabilized
Monthly Income		\$9,396.47	
Annual Rent Roll		\$112,757.64	

■ Operating Financials (Annual)

Expense Category	Annual Cost
Property Taxes (Acris verified)	\$15,353.00

Property Insurance	\$5,418.00
Water Bill	\$6,495.00
Oil Bill (Heat)	\$4,594.55
Electric	\$893.00
Total Expenses	\$27,406.55
Net Operating Income (NOI)	\$80,017.09

■ Investment Highlights

8-family brick walk-up in a high-demand neighborhood. 1 Rent-Controlled Unit; remainder are rent-stabilized with upside potential. Strong in-place income: Over \$112K annual rent roll with room for growth. Well-maintained structure with recent roof and water heater upgrades. Large 2-bedroom apartments (~830 sq ft each) provide long-term tenant stability. Attractive for value-add or buy-and-hold investors.