

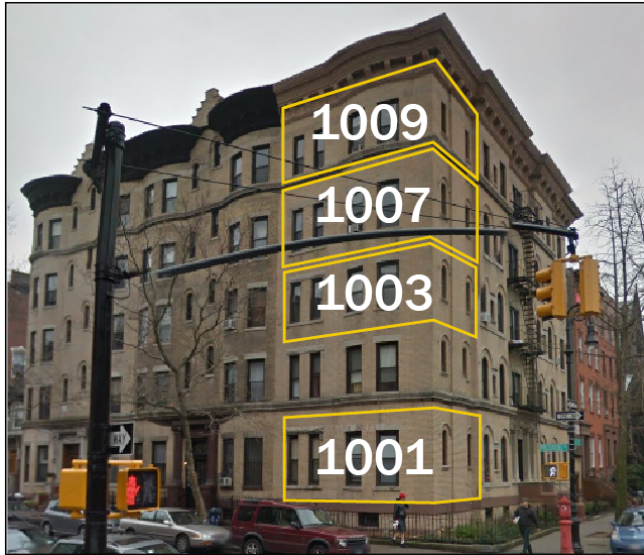
4 Residential Condominiums For Sale

# 411 Clinton Street

Carroll Gardens– Brooklyn, NY 11231

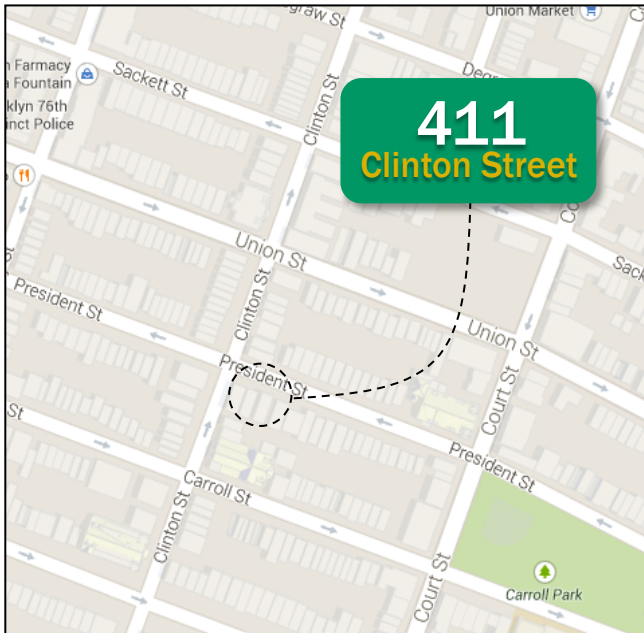


Realty Services



<b>Address:</b>	411 Clinton Street Brooklyn, NY	
<b>Location:</b>	Located on the southeast corner of Clinton and President Streets	
<b>Block:</b>	351	
<b>Lot:</b>	1001, 1003, 1007, 1009	
<b>Lot Size:</b>	75' x 25'	sq. ft. (approx.)
<b>Stories:</b>	4	
<b>Bldg. Dimensions:</b>	67' x 25'	sq. ft. (approx.)
<b>Approx. Net Square Footage:</b>	3,202	sq. ft. (approx.)
<b>Existing Zoning:</b>	R6A	
<b>FAR:</b>	3.00	
<b>Lot Size:</b>	1,875	sq. ft. (approx.)
<b>CAM Charges:</b>	\$23,628	(combined)
<b>Taxes (2014/2015):</b>	\$8,836	(combined)

ASKING PRICE:  
**\$1,000,000**



### Property Description:

The subject property is a package of four (4) residential condominium units located at 411 Clinton Street. The building is located on the southeast corner of Clinton and President Streets in Carroll Gardens, Brooklyn.

The four residential condominiums measure approximately 3,202 net square feet. Three of the four condominium units are currently rent controlled and one is currently rent stabilized.

This property offers investors tremendous upside potential in the four controlled/stabilized apartments. The building is conveniently located in the center of beautiful Carroll Gardens and is only three blocks away from the Carroll Street subway station where the F and G trains are accessible.

PLEASE SEE PAGE TWO FOR FULL REVENUE AND EXPENSES INFORMATION.

For further information or inspection, please contact Exclusive Agents:

**Winfield Clifford**  
Director of Sales  
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**Michael J. Mazzara**  
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

205 Montague Street • Third Floor • Brooklyn, NY 11201 • 718.238.8999 • Fax 718.238.6091

[www.masseyknakal.com](http://www.masseyknakal.com)

THE BRONX BROOKLYN MANHATTAN NASSAU QUEENS STATEN ISLAND WESTCHESTER

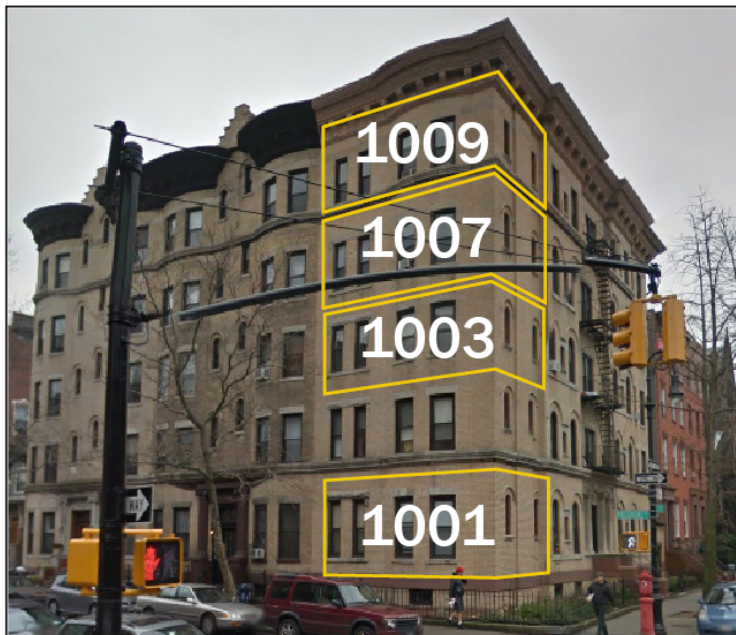
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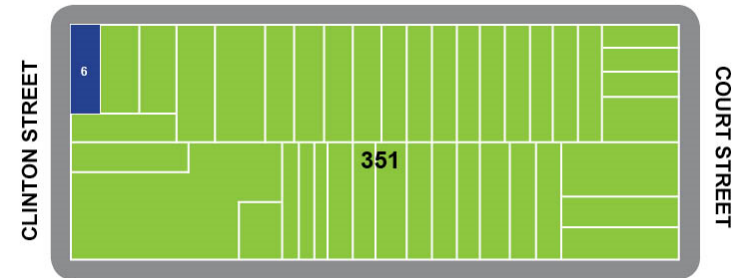
Carroll Gardens– Brooklyn, NY 11231



Realty Services



PRESIDENT STREET



CARROLL STREET

P.P.N.S.F: \$312

Price Per Unit: \$250,000

Unit	Status	Sq. ft.	P.P.S.F.	Actual Monthly Rent	Actual Annual Rent
1001	RC	772	\$15.76	\$ 1,014	\$ 12,168
1003	RC	810	\$14.01	\$ 946	\$ 11,352
1007	RS	810	\$24.92	\$ 1,682	\$ 20,184
1009	RC	810	\$14.27	\$ 963	\$ 11,556
<b>Total</b>		<b>3,202</b>	<b>\$17.26</b>	<b>\$ 4,605</b>	<b>\$ 55,260</b>

<b>Annual Residential Revenue :</b>		<b>\$ 55,260</b>
<b>EXPENSES:</b>		
Real Estate Taxes (2014/2015)		\$ 8,836
Insurance	\$500/unit	\$ 2,000
CAM Charges:	Owner's Actual	\$ 23,628
<b>Total Annual Expenses:</b>		<b>\$ 34,464</b>
Effective Gross Annual Revenue:		\$ 55,260
<b>Less Expenses:</b>	<b>62%</b>	<b>\$ 34,464</b>
<b>Net Operating Income:</b>		<b>\$ 20,796</b>



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