

598 16TH STREET
WINDSOR TERRACE, BROOKLYN
NEW YORK 11215
OFFERING MEMORANDUM





PROPERTY DESCRIPTION

Residential Units	3	
Lot Size	24.25 x100	2425 SQFT
Building Size	20 x 57	3560 SQFT
Zoning	R6A	
FAR	3.0	
Buildable SF	7275	
Additional Available SF Air Rights	3710 Potential Development	

3 story, 3 family brick building. Completely Detached, 2 car garage
All apartments are completely renovated.
Building common areas are completely renovated.
Separate mechanicals for each apartment.
Located in prime Windsor Terrace location. Steps from Prospect Park.
Great potential for added space / development.



FINANCIAL ANALYSIS

Apartment	Status	Bedrooms	Bathrooms	Approx. SF	Rent	Market	Lease Expiration
#1	FM	3+ BR Duplex	2 Full	1800	\$4250	\$6500	2/1/2024
#2	FM	3	1	1100	\$4750	\$5000	9/1/2023
#3	FM	3	1	1100	\$4300	\$5000	10/1/2024

Total Monthly	\$13,300	\$16,500
Total Annually	\$159,600	\$198,000

			Actual Rent	Potential Rent
Gross Rent			\$159,600	\$198,000
Expenses				
	Taxes	\$10,941		
	Gas Fuel	\$0		
	W / S	\$1,000		
	Insurance	\$3,980		
	Electric	\$500		
	Payroll	\$2400		
	Repairs	\$2,500		
	Management	\$3000		
Total Expenses			\$24,321	\$24,321
Net Operating Income			\$135,279	\$173,679

PRICE: \$2,899,999

PROPERTY VIEW



PHOTOS



PHOTOS



FIRST OFFERING

LIVE AND OR INVEST

PRIME WINDSOR TERRACE BROOKLYN LOCATION, STEPS FROM PROSPECT PARK WEST

DETACHED THREE FAMILY THREE STORY BRICK EXTRA DEEP

PRIVATE DRIVEWAY WITH GARAGE

BUILDING COMPLETELY RENOVATED

BUILDING WELL MAINTAINED

SEPARATE BOILERS AND HOYT WATER TANKS FOR EACH UNIT

CLOSE TO 7TH AVENUE SHOPS AND TRANSPORTATION

1ST FLOOR- 4 BEDROOM 3 BATH DUPLEX.

2ND FLOOR- 3 BEDROOM 2 BATH

3RD FLOOR- 3 BEDROOM 2 BATH

LOT SIZE- 24X100 BUILDING SIZE- 20X57

LOT SQFT -2425 BUILDING SQFT- 3560

Zoning- R6A, Additional Buildable SQFT- 3710

Offering Memorandum upon request.

BUILDING TOUR LINK AND FLOOR PLANS

<https://homejab.vr-360-tour.com/e/TF8BiLn4wQE/e>



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