



Park Slope

286 1st Street

6 BD 4 BA TOWNHOUSE \$3,100,000

Key Details

- Building Size: 20' x 45', 3 stories plus fully finished english basement
- Lot Size: 20' x 100'
- Unused buildable SF: 1300 SF approx
- RE Taxes: \$618 / month
- Year Built: 1899
- Legal 3-family used as 3-family, separately metered
- Cable provider: FIOS
- New roof (2 years old)
- Marvin wood windows throughout
- Hardwood floors throughout
- Conveniently located on a treelined street in the heart of Park Slope, near the endless amenities of 5th Ave and 7th Ave, a short stroll to Prospect Park, and a quick walk to the subway.

Setup

Current configuration:

Unit 1: 2 bed, 2 bath duplex with deck and private backyard

Unit 2: 2 bed, 1 bath floor through

Unit 3: 2 bed, 1 bath floor through

Current Rent Roll

Current Leases:

Unit 1: \$5500 x 6/30/23

Unit 2: \$2850, x 3/31/23

Unit 3: \$2850, x 4/30/23 (vacant as of Sep 1st)

NOI: \$126,800

Current Cap rate = 4.1%

Pro Forma Rent:

Unit 1: \$6500

Unit 2; \$3400

Unit 3: \$3400

NOI: \$149,600

Proforma cap rate = 4.8%

SIGN IN



COMPASS



the SBN team

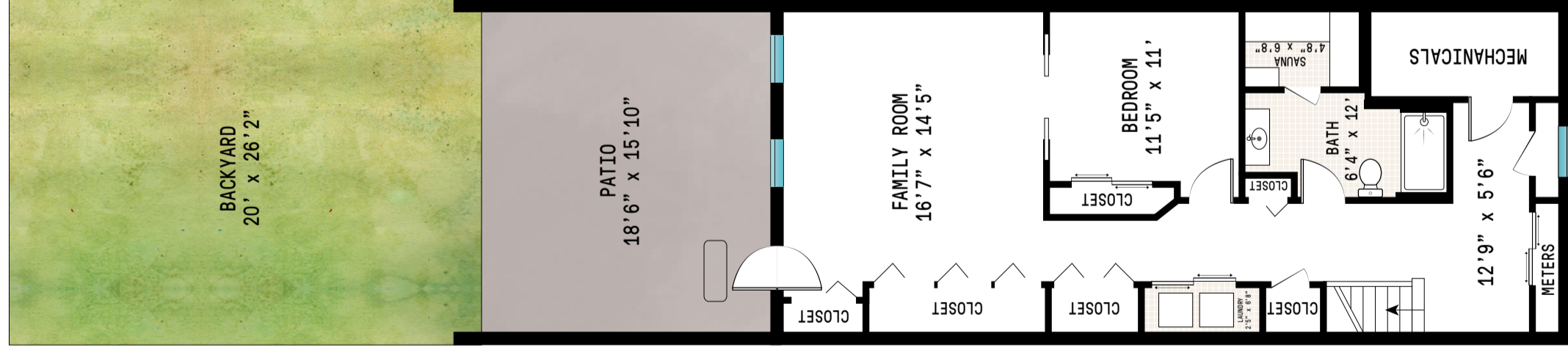
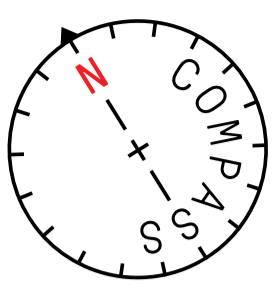
Rezwan Sharif | 917.434.1920

Helen Chee | 347.733.5801

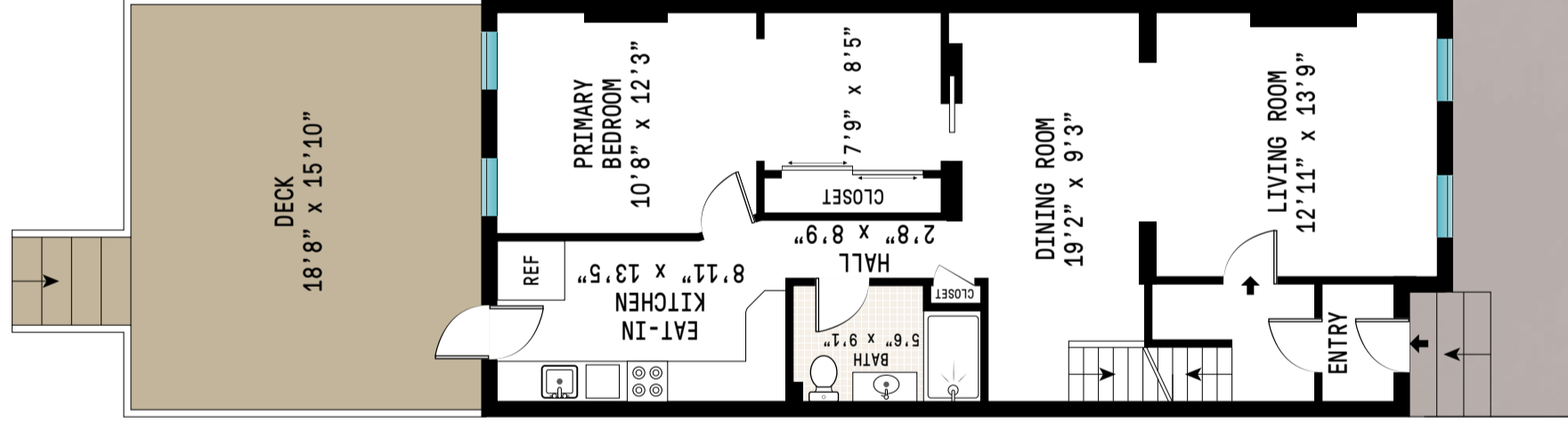


Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

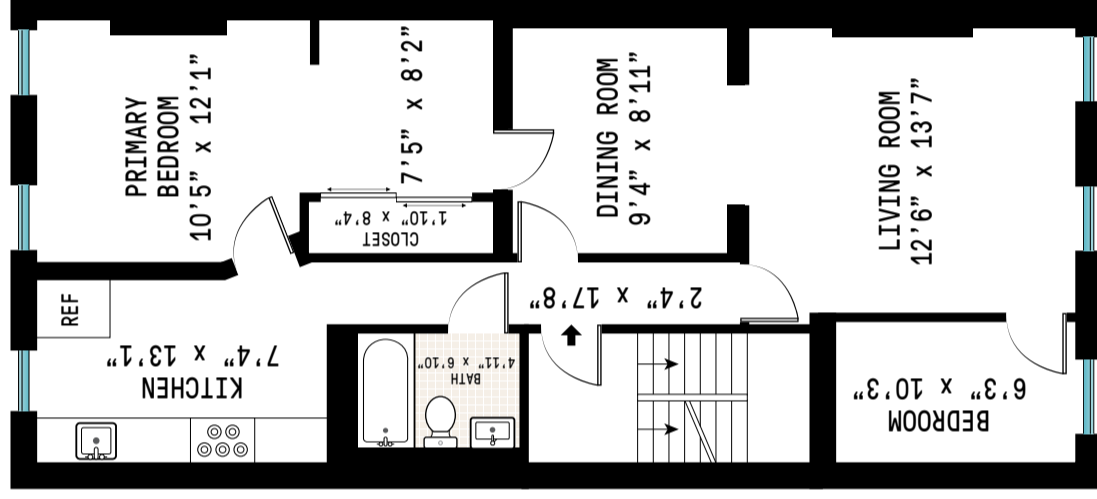
286 1ST STREET, BROOKLYN



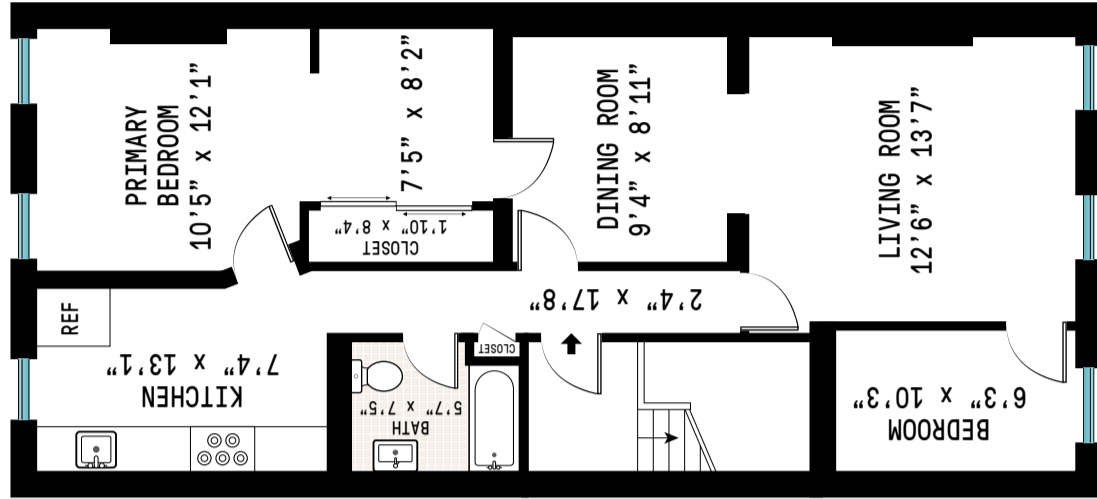
UNIT 1 LOWER LEVEL
CEILING HEIGHT: 7'9"



UNIT 1 UPPER LEVEL
CEILING HEIGHT: 9'6"



UNIT 2
CEILING HEIGHT: 8'11"



UNIT 3
CEILING HEIGHT: 9'2"

TOTAL INTERIOR: 3600 SF
(INCL ENGLISH BASEMENT)

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.

