

Alan Bernstein Realty Services

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Bedford Stuyvesant 6 Family for Sale

763 Putnam Avenue

Asking \$695,000

Nice house, good block, stable tenants mean a solid deal for the real estate investor.



Primary address	763 Putnam Ave
Zip	11221
Borough	Brooklyn
Block & lot	01646-0056
Actual land	\$1,853

Assessment \$41,355
Tax class 2A
Annual tax bill \$5,475
Annual tax bill projected \$5,653
Building SF 5,847
Residential SF 5,847
Lot SF 2,667
Max allowed FAR 2
FAR as built 2.19
Maximum usable floor area 5,334
Usable floor area 5,841
SF over FAR 506
Bldg dimensions 26.67 ft x 70 ft
Stories 3
Res units 6
Has extension No
Has garage No
Year built 1931
Year last altered n/a
Lot dimensions 26.67 ft x 100 ft
Corner lot No
C-of-O Valid
Zoning district R6B
Rent stabilized Yes
Building class Five to Six Families (C2)

Rent Roll and Expenses			
Unit		Approximate	
1-R	660	Expenses	
1-L	730	Fuel	6067
2-R	200.	Maint	1912
2-L	1118.	W & S	4000
3-R	740	Insurance	3500
3-L	1190	Re Tax	5735
Base	800	Total	\$21,214
	\$5438/mo	Les Gross RR	\$65,256/Yr
	\$65,256/Yr		\$44,042

