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**LICHENSTEINRE BEAUTIFUL PRE-WAR WALK-UP BUILDING FOR SALE:
31 UNIT RESIDENTIAL MULTIFAMILY APARTMENTS
1463 E 3rd Street, Brooklyn NY 11230
Midwood/Flatbush Section of Brooklyn**

Andrew Lichtenstein
Principal

5770 Palisade Avenue
Riverdale, New York 1047

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analysis

FINANCIAL ANALYSIS

Asking Price Now Only: \$5,250,000

Huge \$250,000 Price Reduction from \$5,500,000 Seller's Asking Price

Gross Annual Income: \$556,860

Projected NOI: \$312,905

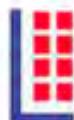
Cap Rate: 6%

Price Per Unit: \$169,355

Price Per Sq.Ft.: \$232



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ANDREW LICHTENSTEIN, INC.

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 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
 5770 Palisade Avenue Riverdale, New York 10471
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Brooklyn 4 Story 31-Unit Multifamily PreWar Walk-up Apartment Building

FOR SALE: NOW ONLY		\$5,250,000	Huge \$250,000 price reduction from \$5,500,000
Cap Rate		6.0%	9.3%
C1) ROE w/Deprec:	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation Tax Deduction Benefits	9.3%	12.7%
D) Initial Cash On Cash Return on Equity Investment:		5.4%	14.9%
D1) ROE w/Deprec:	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits:	16.6%	26.0%
	(GRM) Gross Income Multiplier	9.43	6.97
	Price Per Square Foot	\$232	\$232
	Price Per Unit	\$169,355	\$169,355
Address:	1463 E 3rd Street		
City, State, Zip:	Brooklyn, NY 11234		
Location:	Midwood/Flatbush Section of the Brooklyn (Between Avenues M and N)		
	Block:6566 Lot: 54	Year Built 1927	
<p>DESCRIPTION: Subject Property is a Four-story Mid-Rise Masonry PreWar Walk-up Apartment Building with 31 Apartments consisting of twenty-three (23) 1 Bedrooms, seven (7) 2 Bedrooms & one (1) 3 Bedroom Residential Apartments. 102 Rooms Total. Building Gross total floor area of 22,600 Square feet. The property was built in 1927 and is located in the Midwood/Flatbush Section of Brooklyn.</p>			



Long Term Future Buyer's
Possible Projected Pro-Forma
Value Add-on Income Potential

9.3%
12.7%
14.9%
26.0%
6.97
\$232
\$169,355

Property and Land Lot Size, Square Footage, Zoning, etc.

1463 E 3rd Street

Building Class: Over Six Families (Without Stores) (C1)	Zoning: R5, OP			
Maximum Allowed FAR:	2			
Lot Size Land Acreage:	80 x 100	8,000	Square Feet	
Building Dimensions:	80' x 88'	22,600		
Building Base Exterior Square Footage & Building Exterior Dimensions:	8,800			
TOTAL EXISTING USABLE BUILDING SQUARE FOOTAGE NOW:	22,600	(Overbuilt FAR)	-10,600	

Layout of Apartment Units of Different Unit Sizes:

# of Each	PROJECTED APARTMENT LAYOUTS:	Rooms	Baths	Total # of Rooms Projected
23	1 Bedroom 1 Bathroom Apartment	3.0	1.00	69
7	2 Bedroom 1 Bathroom Apartment	4.0	1.00	28
1	3 Bedroom 1 Bathroom Apartment	5.0	1.00	5
31	TOTAL Apartments			102
102	TOTAL NUMBER OF ROOMS			

Layout Summary: (23) 1 Bedrooms, (7) 2 Bedrooms & (1) 3 Bedrooms. 102 Rooms Total.

30 # of Rent Stabilized Apartments	97% % of Total
1 # of Rent Controlled Apartments	3% % of Total
0 # of Free Market Rent Decontrolled Destabilized Apartments	0% % of Total

Future Projected increase

20%

Financial Overview				A	B
# of Apartments	RESIDENTIAL INCOME:		Square Feet +/- Square Feet +/-	Current Rented Annual Income	Long Term Future Buyer's Possible Projected Pro-Forma Value Add-on Income Potential
31	Total Residential Apartments	Apartments	22,600	\$556,868	\$668,242
	SUPER'S 2 BR UNIT INCOME PROJECTED			\$0	\$30,000
	Average Rent Per Month			\$1,497	\$1,796
	Residential Rent Per Square Foot Per Year			\$24.64	\$29.57
	TOTAL RESIDENTIAL INCOME				\$698,242
# of Units	NON-RESIDENTIAL INCOME: Possible Projected Future Additional Income Streams				
	Storage Units	Estimated 20 rentable cages		\$0	\$14,000
	Laundry			\$0	\$10,000
	Lobby Package Locker			\$0	\$7,000
	Roof Rental			\$0	\$12,000
	Bike Storage	10-20 bikes @ \$10-\$20/month		\$0	\$2,400
	Basement Commercial Concession			\$0	\$8,400
	Vending Machines			\$0	\$1,200
	TOTAL NON-RESIDENTIAL INCOME			\$0.00	\$55,000
31	TOTAL GROSS ANNUAL RENTAL INCOME ACTUAL & PROJECTED:				\$556,868
ORDINARY OPERATING EXPENSES: PROJECTED					
	NYC Tax Class 2 Tax Rate: 2025/2026			12.500%	12.500%
	NYC R.E. Transitional Assesment Value 2025/2026			\$1,082,680	\$1,082,680
	Expenses: (Estimated -Per Seller)				
	Real Estate Taxes- Actual			\$131,524	\$135,000
	Water & Sewer			\$13,140	\$15,768
	Insurance : Estimated			\$17,000	\$17,000
	Heating Fuel: Gas & Electric			\$24,296	\$29,155
	Payroll			\$12,311	\$12,311
	Repair & Maintenance:			\$20,837	\$25,004
	G&A- General & Administration			\$2,580	\$3,096
	Management Fee: Self Managed- (3% Estimated for new Buyer)	4%		\$22,275	\$30,130
	TOTAL ORDINARY OPERATING EXPENSES: (Estimated)			\$243,963	\$267,464
	Expenses Per Unit Per Year			(\$7,870)	(\$8,628)
	Expenses Per Square Foot Per Year			(\$10.79)	(\$11.83)
	Expenses As Percentage of EGI			44%	36%
	NET Ordinary Operating INCOME Projected Annually Available For Debt Service: NABDS (Based On The Above Information Before Vacancy, Collection Loss, Capital Improvements, Replacement Reserves, T.I.C, etc.)				\$312,905
					\$485,777

PRICING METRICS:					
A)	PRICE Seller will Accept All Cash	Acquisition Cost	22,600 Sq. Ft.	\$5,250,000	\$5,250,000
	GRM = Gross Rent Multiplier			9.43	6.97
	Price Per Unit			\$169,355	\$169,355
	Price Per Square Foot			\$232	\$232
	Cap Rate			5.96%	9.25%
C)	True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:				
	Add Back Vacancy, Collection, TILC, Replacement Reserves & Management Fee			\$22,275	\$30,130
	NET INCOME CURRENT PROJECTED (Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)			\$335,180	\$515,907
	Cap Rate All Cash Purchase; Cash On Cash Return On Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc.)			6.4%	9.8%
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value			\$152,727	\$152,727
	Total Initial Return NOI Plus Depreciation Tax Deductions			\$487,907	\$668,634
C1) ROE W/Deprec:	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation Tax Deduction Benefits: NOI Divided by Purchase Price (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, if Applicable, etc. Subject to Change & Error)				
				9.29%	12.74%

D)	POSSIBLE? PROPOSED PERMANENT FINANCING (Subject to lender approval & closing.)	Current Rented Actual Income	Long Term Future Buyer's Possible Projected = PROFORMA
			B
	Amortization Schedule in Years 30	A	
	Optional Possible PRE-APPROVED FINANCING offered via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing.		
	10 Year US Treasury Index Yield (SWAP) 3.55% As of Date: 10/25/2025 subject to change until rate locked.		
	Spread 1.17%		
	FIXED INTEREST RATE: 4.72%		
	Amortization Schedule in Years 30		
	NET Ordinary Operating INCOME Projected Annually Available For Debt Service: NABDS (Based On The Above Information Before Vacancy, Collection Loss, Capital Improvements, Replacement Reserves, TLC, etc.)	\$312,905	\$485,777
	First Mortgage Offer Proposed by Lender of Mortgage Broker Andrew Lichtenstein, Inc.	\$3,412,500	\$3,412,500
	Loan to Purchase Price 65%		65%
	Annual Debt Service Principal & Interest Payments: (Projected Estimate Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)	(\$212,875)	(\$212,875)
	Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]	6.24%	6.24%
	DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]	(1.47)	(2.20)
	Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]	9.17%	14.24%
	LTV (Estimated Based on Cap Rate PROJECTED RESALE VALUE, & I&E Above):	38%	25%
	CASH FLOW NET INCOME AVAILABLE AFTER DEBT SERVICE: NAADS (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc. Subject to Change & Error)	\$100,031	\$272,903
	Cash Equity Required to Remain Invested Above The Projected Cost Basis Above the Proposed Financing Herein: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc. Subject to Change & Error)	\$1,837,500	\$1,837,500
D)	Initial Cash On Cash Return on Equity Investment: (Cash Flow Divided by Equity) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, Vacancy, Collection Loss, etc. Subject to Change & Error)	5%	15%
D2) Amort.	Add Back Principal Reduction Amortization Equity Buildup:	\$52,940	\$52,940
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value	\$152,727	\$152,727
	Total Initial Return NOIADS Plus Depreciation Tax Deductions & Amortization	\$305,698	\$478,570
D1) ROE W/Deprec & Amort:	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits: (NOADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, if Applicable, etc. Subject to Change & Error)	16.64%	26.04%

Highlights, Notes, Remarks, Comments, Conditions:

- Beautiful Elevator Building close to Shopping
- Convenient to mass transit. Buses: B9, 6, . Subway F- Line Trains

Violations:	A Class HPD Housing Violations:	0
As of Date:	B Class HPD Housing Violations:	1
11/24/2025	C Class HPD Housing Violations:	0
	D Class HPD Housing Violations:	0
	Total Number of HPD Housing Violations:	1
	# of Open DOB Department of Building Violations:	0
	# of Open ECB Environmental Control Board Violations:	0
	# of Open Complaints:	0

Buyer must Submit Buyer Bid Offer Form to obtain and schedule inspection.

Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer Cobrokers shall receive 25% of the Exclusive Seller's Brokerage Fee when Broker is paid at closing.

Contact Seller's Exclusive Broker ONLY: Andrew Lichtenstein (800)242-9888 AL@LichtensteinRE.com

Do Not circumvent Broker. No site access without Broker appointment.

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OCCUPANCY REPORT
 Cherstev East Third LLC
 1463 East 3rd Street
 Brooklyn, NY 11230

Unit	Rent	Rent+Charges	Rms	Sq Ft.	Rent/Sq Ft.	Lease Start	Lease End
A1	1071.42	1193.12	05.0			04/02/2025	04/01/2026
A2	1746.00	1746.00	04.0			07/01/2025	06/30/2026
A3	1629.46	1629.46	03.0			11/01/2025	10/31/2026
A4	1713.39	1640.39	03.0			12/01/2024	11/30/2025
A5	1372.00	1372.00	03.0			9/15/2025	09/30/2026
A6	1676.94	1676.94	03.0			02/16/2025	02/15/2027
A7	1609.07	1609.07	03.0			04/01/2025	03/31/2026
B1	1731.34	1702.96	04.0			02/01/2025	01/31/2026
B2	1697.01	1697.01	03.0			02/01/2025	01/31/2026
B3	533.68	0.00	04.0				SUPER
B4	1664.75	1664.75	03.0			11/01/2025	10/31/2026
B5	1635.43	1635.43	03.0			10/01/2025	09/30/2027
B6	1666.40	1666.40	03.0			04/01/2025	03/31/2026
B7	1684.94	1802.60	03.0			10/01/2025	09/30/2026
B8	1420.71	1420.71	03.0			03/01/2025	02/28/2027
C1	1781.92	1781.92	04.0			05/01/2025	04/30/2026
C2	1504.81	1483.85	03.0			12/01/2024	11/30/2025
C3	1858.66	1858.66	04.0			01/01/2025	12/31/2026
C4	1597.00	1597.00	03.0			05/15/2025	05/31/2026
C5	1452.69	1439.55	03.0			09/01/2025	08/31/2026
C6	1767.83	1743.91	03.0			06/01/2025	05/31/2026
C7	1419.34	1419.34	03.0			02/01/2025	01/31/2026
C8	882.10	898.92	03.0			12/22/2024	12/21/2025
D1	1493.51	1493.51	04.0			04/01/2025	03/31/2026
D2	1245.03	1245.03	03.0			02/01/2025	01/31/2026
D3	1595.18	1595.18	04.0			05/01/2025	04/30/2027
D4	1584.31	1584.31	03.0			03/01/2025	02/28/2026
D5	1584.45	1584.45	03.0			06/01/2025	05/31/2026
D6	1608.21	1582.04	03.0			03/01/2025	02/28/2026
D7	1314.35	1314.35	03.0			04/01/2025	03/31/2026
D8	1326.81	1326.81	03.0			09/01/2025	08/31/2026
RAB	1.00	1.00		0	0.00/yr	08/01/2005	
TOTALS:	47069.74	46406.67	0102.0	0			
Residential Rents:	47058.74	46405.67					
Commercial Rents:	1.00	1.00					
Occupied Rents:	46406.67	Occupied Units:	32				
Vacant Rents:	0.00	Vacant Units:	0		Occupancy: 100.00%		

Projected Future Additional Income Streams		Estimate (\$/yr)
Storage Units		\$14,000
Laundry		\$10,000
Lobby Package Locker		\$7,000
Roof Rental		\$12,000
Bike Storage		\$2,400
Superintendent Apartment Rent Recovery + Visiting Super Savings		\$30,000
Basement Commercial Concession		\$8,400
Vending Machines		\$1,200
TOTAL ADDITIONAL ANNUAL PROJECTED INCOME		\$85,000

OFFERING MEMORANDUM – VALUE- ADD INCOME ANALYSIS

1463 East 3rd Street – Midwood / Flatbush,
Brooklyn NY 11230

I. PROPERTY OVERVIEW

31-Unit Prewar Multifamily

1463 East 3rd Street

Brooklyn, NY 11230

Block/Lot: 6566 / 54

Neighborhood: Midwood / Flatbush

Financial Snapshot (Current)

Income: \$556,868

Expenses: \$243,963

NOI: \$312,905

Asking Price: \$5,500,000

Cap Rate: 5.69%

Building Size: 22,600 SF

Layout: 23x1BR, 7x2BR, 1x5BR = 102 Rooms

Year Built: 1927

II. VALUE-ADD INCOME OPPORTUNITIES

(Regenerated + Updated With Superintendent Apartment Optimization)

Below is a **realistic, defendable projection** of additional revenue a buyer may generate.

1. Basement Storage Units

Market: \$40–\$65/month per cage

Estimated 20 rentable cages

Projected Annual Income:

\$9,000 – \$14,000

2. Laundry Machines

Option A: Landlord-owned

Option B: Vendor revenue share (40–50%)

Projected Annual Income:

\$3,500 – \$10,000

3. Lobby Income – Amazon Hub / UPS

Access Point

Very strong demand in Brooklyn.

Projected Annual Income:

\$4,000 – \$7,000

4. Roof Rental

Wireless ISP, IoT, micro-cell tower.

Projected Annual Income:

\$6,000 – \$12,000

5. Bike Storage Room

10–20 bikes @ \$10–\$20/month

Projected Annual Income:

\$1,200 – \$2,400

6. Superintendent Apartment Optimization (UPDATED)

Current Condition (Typical in Brooklyn Walk-Ups)

- Super receives a rent-free apartment
- Implied owner cost: lost rent of ~\$1,650–\$1,800/mo
- Annual economic loss: \$19,800–\$21,600

New Buyer Strategy

Hire a visiting superintendent living walking distance on the block.

Cost:

- \$500/month = \$6,000/year

Recovered Apartment Rent:

If rented at \$1,650–\$1,800/mo = \$19,800–\$21,600/year

AND per your request:

Buyer may charge 109% rent = approx. \$1,795–\$1,962/mo

→ \$21,540 – \$23,544/year

Net Effect:

Recovered Rent – Visiting Super Cost = New Profit

Low range:

\$21,540 – \$6,000 = \$15,540

High range:

\$23,544 – \$6,000 = \$17,544

Projected Annual Increase:

\$15,500 – \$17,500 per year

7. Basement Commercial Concession

Storage for contractor, plumber, electrician, etc.

Projected Annual Income:

\$3,600 – \$8,400

8. Vending Machines

Passive revenue.

Projected Annual Income:

\$600 – \$1,200

III. TOTAL VALUE-ADD INCOME SUMMARY

Income Stream	Low Estimate	High Estimate
Storage Units	\$9,000	\$14,000
Laundry	\$3,500	\$10,000
Lobby Locker	\$4,000	\$7,000
Roof Rental	\$6,000	\$12,000
Bike Storage	\$1,200	\$2,400
Super Apartment Recovery + Savings	\$15,500	\$17,500
Basement Concession	\$3,600	\$8,400
Vending	\$600	\$1,200
TOTAL ADDITIONAL INCOME	\$43,400	\$72,500

**Conservative Underwriting:

~ \$50,000 Additional Annual Revenue**

IV. REVISED NOI & CAP RATE IMPACT

Original NOI: \$312,905

Value-Add NOI Increase (Conservative): +\$50,000

Adjusted NOI:

\$362,905

Revised Cap Rate:

$\$362,905 \div \$5,250,000$

= **6.91% Cap Rate** (vs. original 5.96%)

A 0.95% cap rate improvement from simple operational enhancements.



The Property is Located at 1463 East 3rd Street. In the Midwood Flatbush Section of Brooklyn 4 Story Pre-War Walk-up Multifamily Building without Stores



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Building Information

- **Neighborhood** Midwood
- Block and Lot 6566-54
- Building Class Over Six-Families without Stores (C1)
- Property Type Multifamily
- Residential # Units 31
- # of Stories 4
- Year Built 1927
- Zoning R5, OP
- Gross Actual BUILT USABLE Square Footage 22,600 sq. ft.
- Building Dim e n s i o n s 80 ft x 88 ft.
- Building Built Feet Wide Width Frontage 80 sq.ft.
- Lot Size Land Area Square Footage 8,000 sq ft.
- Lot Dimensions 80 ft x 100 ft.
- Current Tax Bill \$131,524



S&R Properties





- Located on 3rd Street near Avenue N



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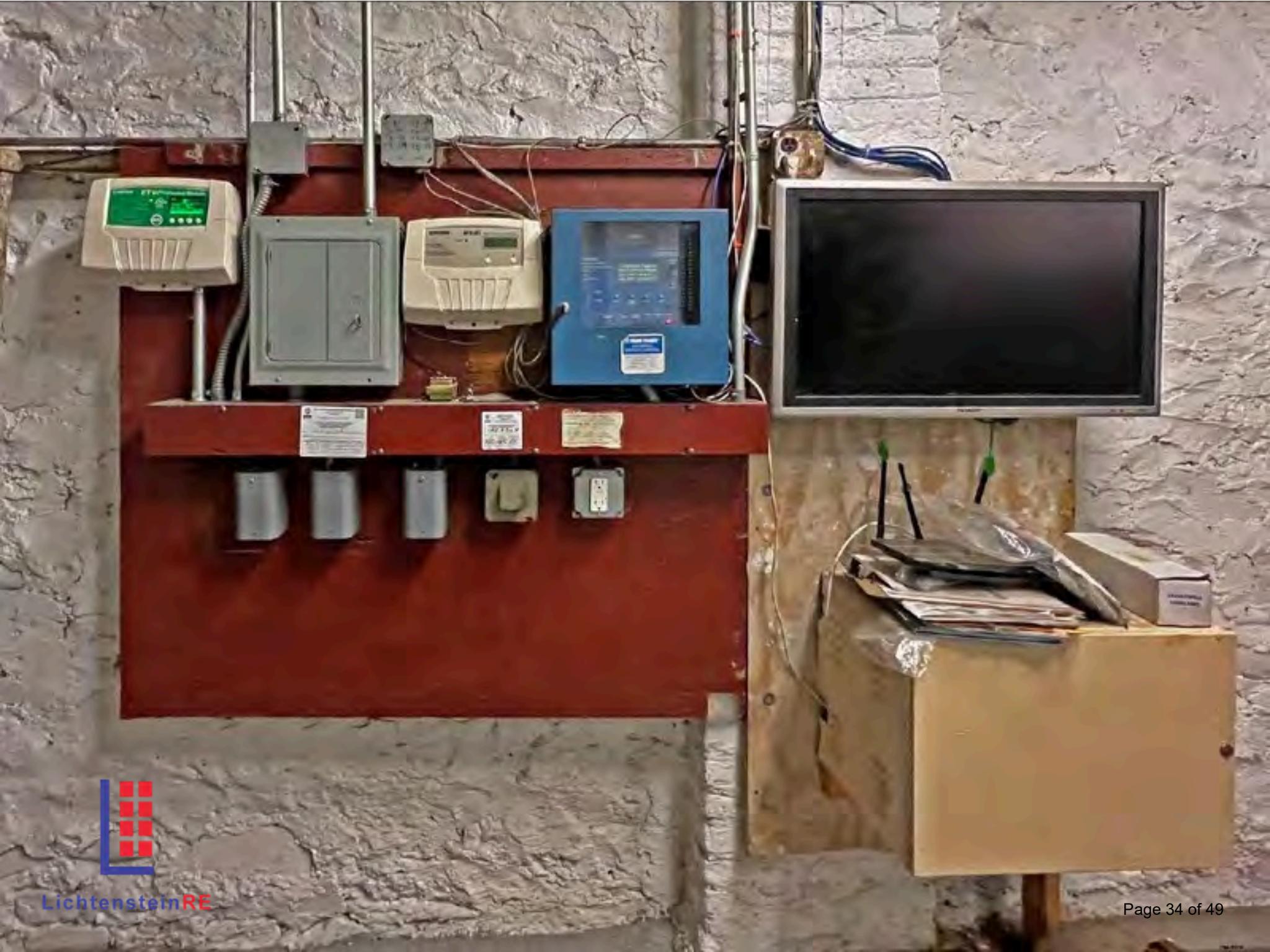






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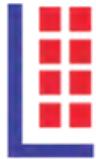
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- Near Public Transportation



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Quiet Residential Street



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MIDWOOD

Avenue J

Avahust Av

Nostrand Ave

Beverly Rd

Flatbush Ave

Cortelyou Rd

Ditmas Ave

Avenue H

Avenues J



**1463 East 3rd Street
Multifamily Property**

Ocean Pkwy

FLATBUSH



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Disclaimer

Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:
Andrew Lichtenstein (800)242-9888
AL@LichtensteinRE.com Do Not circumvent Broker.
No site access without Broker appointment.

Andrew Lichtenstein
Principal

5770 Palisade Avenue
Riverdale, New York 1047

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