

AVAILABLE FOR SALE
ASKING PRICE \$5,200,000

2 DOSCHER STREET

East New York, NY 11208 | Brooklyn



PERFECTLY MAINTAINED 18-UNIT BUILDING

RIPCO
INVESTMENT SALES

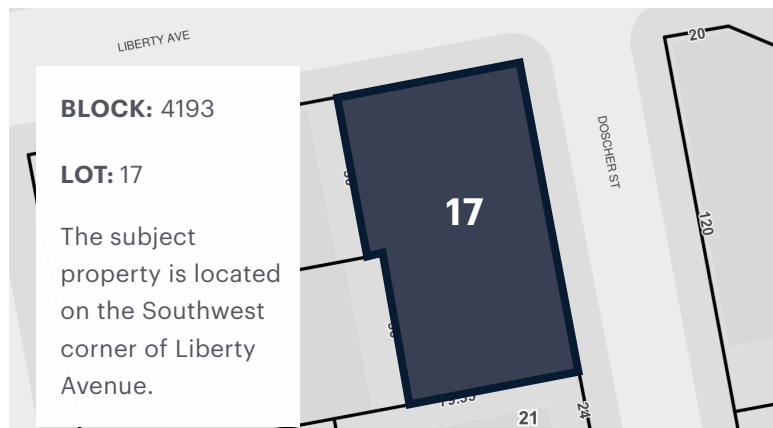
PROPERTY OVERVIEW

RIPCO REAL ESTATE has been exclusively retained to facilitate the sale of **2 DOSCHER STREET** in the East New York section of Brooklyn.

This well-maintained property comprises a 3-story walk-up featuring 18 residential units, 12 units of which have undergone extensive renovations. Please reach out for additional photos and videos of the units.

NYC TAX INFORMATION

Assessment (2023/2024)	\$504,450
Exemptions	(\$324,900)
Tax Rate	12.502%
Gross Property Taxes with J51	\$26,081.82 (Year 33)
Annual Property Taxes (2023/2024)	\$20,197
Tax Class	2



PROPERTY SUMMARY

THE OFFERING

Property Address	2 Doscher Street
Neighborhood	East New York
County	Brooklyn
Block / Lot	4193 / 17
Property Type	Multi-Family
Lot Dimensions	125' x 82' SF (approx.)

PROPERTY INFORMATION

Lot Dimensions	58.67 FT x 100 FT
Lot SF:	5,617 SF (approx.)
Building Dimensions	53 FT x 90 FT
Stories	3
Year Built / Last Altered	1930/1993
Walk-Up / Elevator	Walk-Up
Above Grade Gross SF	14,310 SF (approx.)
Residential Units	18
Gross Residential SF	14,310 SF
Net Residential SF	12,879 SF (approx.)
Average Net Unit SF	716 SF (approx.)

ZONING INFORMATION

Zoning	R6A
FAR (As-of-Right)	3.00
Buildable Sq. Ft. (As-of-Right)	16,851 SF (approx.)
Less Existing Structure	(14,310 SF approx.)
Available Air Rights (As-of-Right)	2,541 SF (approx.)

REVENUE

UNIT	# OF ROOMS	STATUS	RENT TYPE	LEASE EXP	LEGAL RENT	PREF. RENT	IN PLACE MONTHLY RENT
1	4	Recently renovated	Stabilized	July 2025	\$5,866	\$2,100	\$2,100
2	3	Recently renovated	Stabilized	November 2024	\$3,103	\$1,990	\$1,990
3	3	Recently renovated	Stabilized	November 2024	\$3,162	\$1,990	\$1,990
4	3	Recently renovated	Stabilized	May 2024	\$3,301	\$2,168	\$2,168
5	3	As-Is	Stabilized	Vacant	\$3,503	\$2,100	\$2,100*
6	4	Recently renovated	Stabilized	April 2024	\$3,443	\$2,153	\$2,153
7	3	Recently renovated	Stabilized	Vacant	\$3,862	\$2,100	\$2,100*
8	3	Recently renovated	Stabilized	September 2024	\$2,845	\$1,850	\$1,850
9	4	Recently renovated	Stabilized	Vacant	\$5,490	\$2,500	\$2,500*
10	4	As-Is	Stabilized	June 2024	\$2,200	\$2,200	\$2,200
11	3	As-Is	Stabilized	Vacant	\$2,556	\$2,100	\$2,100*
12	3	Recently renovated	Stabilized	January 2025	\$2,133	\$2,133	\$2,133
13	3	As-Is	Stabilized	MTM	\$2,645	\$1,370	\$1,370
14	3	Recently renovated	Stabilized	January 2025	\$5,752	\$1,861	\$1,861
15	4	Recently renovated	Stabilized	November 2024	\$5,691	\$2,239	\$2,239
16	4	As-Is	Stabilized	February 2025	\$1,092	\$1,092	\$1,092
17	3	Recently renovated	Stabilized	February 2025	\$5,562	\$1,914	\$1,914
18	3	As-Is	Stabilized	Vacant	\$3,556	\$2,500	\$2,500*
						Gross Monthly Residential Revenue:	\$36,360
						Gross Annual Residential Revenue:	\$436,325
						<i>Average Monthly Rent Per Unit:</i>	\$2,020
						<i>Average Rent Per SF (Gross):</i>	\$30

* Projected Rent

INCOME AND EXPENSES

COMMERCIAL REVENUE	GSF	\$/SF	ANNUAL INCOME
Gross Annual Commercial Income	14,310	\$30.49	\$436,325
Less General Vacancy / Credit Loss (3.0%)		(\$0.91)	(\$13,090)
Effective Gross Annual Commercial Income		\$29.58	\$423,235

ACTUAL EXPENSES

TYPE	PROJECTION	% OF EGI	\$/SF	ACTUAL
Property Taxes	2023/2024 Actual	4.77%	\$1.41	\$20,197
Heat	Per Ownership	1.87%	\$0.55	\$7,916
Insurance	Per Ownership	2.77%	\$0.82	\$11,740
Water	Per Ownership	3.29%	\$0.97	\$13,909
Electric	Per Ownership	0.75%	\$0.22	\$3,175
Administrative & Legal	Per Ownership	1.03%	\$0.30	\$4,355
Repairs & Maintenance	Per Ownership	0.88%	\$0.26	\$3,737
Supplies	Per Ownership	5.53%	\$0.05	\$649
Janitorial & Extermination	Per Ownership	3.59%	\$1.06	\$15,180
Management	3% of EGI	3.00%	\$0.89	\$12,509
TOTAL EXPENSES		22.10%	\$6.54	\$93,555
NET OPERATING INCOME				\$329,680

RESIDENTIAL UNITS - LIVING ROOM/KITCHEN SET UPS



RESIDENTIAL UNITS - BEDROOM/BATHROOM SET UPS



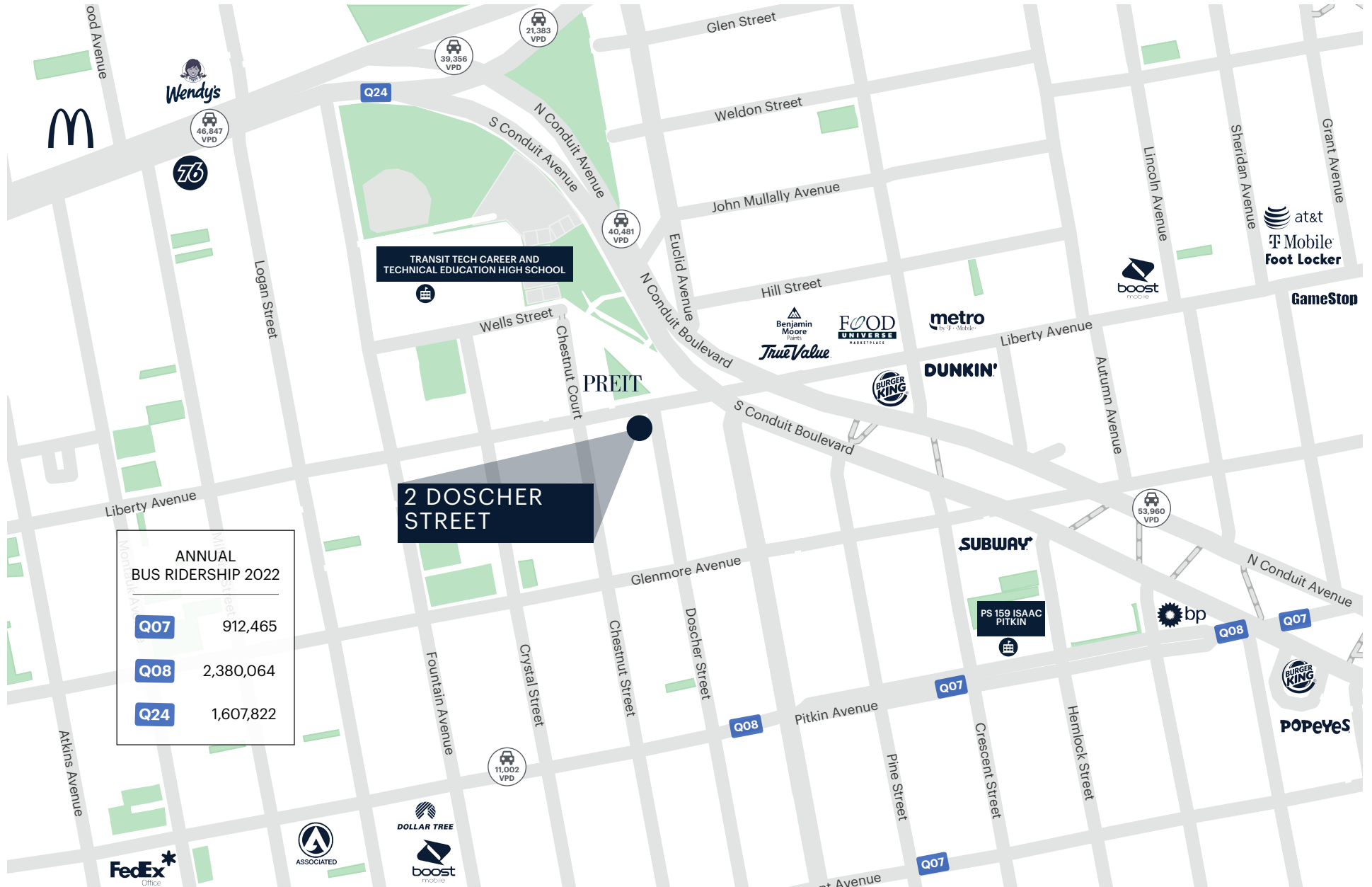
AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	135,348	383,197	845,484
NUMBER OF HOUSEHOLDS	41,928	129,014	295,431
AVERAGE HOUSEHOLD INCOME	\$79,931	\$81,719	\$88,542
MEDIAN HOUSEHOLD INCOME	\$54,448	\$55,575	\$60,885
COLLEGE GRADUATES	17,405 21%	61,781 25%	154,644 28%
TOTAL BUSINESSES	1,963	6,726	16,174
TOTAL EMPLOYEES	20,583	76,489	193,855
DAYTIME POPULATION	103,343	307,131	683,776

**2 DOSCHER STREET
FOR SALE**

RETAIL AND TRANSPORTATION MAP



CONTACT EXCLUSIVE AGENTS

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