

111 4TH PLACE
BROOKLYN, NEW YORK



FOR
SALE

Platinum
PROPERTIES

111 4TH PLACE

CARROLL GARDENS

Carroll Gardens is a highly desirable residential neighborhood in Brooklyn, well-known for its stunning brownstone houses and tranquil, tree-lined streets that create a charming and picturesque atmosphere.

Carroll Gardens is abundant with a variety of restaurants, cafes, and shops located primarily along Court Street and Smith Street. The neighborhood's proximity to multiple subway stations, including Carroll Street, Smith-9th Street, and Bergen Street, make it easy to access other parts of Brooklyn and Manhattan.

Overall, Carroll Gardens is a highly sought-after residential area that offers a mix of charm, convenience, and quality of life. It is an ideal location for anyone who wants to experience the best that Brooklyn has to offer. Don't miss out on your chance to own a piece of Brooklyn's charm and history.

Asking Price \$5,200,000

Address 111 4th Place

Location Brooklyn, New York

Block/Lot 00467-0046

Lot Dimensions 28.67 Feet X 100 Feet

Lot Size 2,875 SQFT

Building Dimensions 29 Feet X 81 Feet

Floors 4

Units 11

Total GSF 8,284

Zoning R68

Residential FAR 2

Total Buildable SF 8,284

Available Air Rights None

Historic District N/A

Assessment \$762,300

Taxes \$93,511 (2022/2023)

Tax Class 2



A

111 4TH PLACE

RENT ROLL

| Unit | Legal Status | Bed | Bath | Square Feet | LXP | Current | Pro Forma |
|----------------|--------------|----------|-----------|-------------|----------------------|--------------------|---------------------|
| 1A | RS | | 1 | 450 | 3/31/2024 | \$1,964.98 | \$2,034.00 |
| 1B | RS | | 1 | 450 | 5/31/2023 | \$1,607.36 | \$1,664.00 |
| 1C | FM | 1 | 1 | 500 | 5/31/2024 | \$2,900.00 | \$3,200.00 |
| 2A | RS | 1 | 1 | 500 | 1/31/2024 | \$2,606.08 | \$2,697.00 |
| 2B | RS | | 1 | 450 | 1/31/2024 | \$1,449.49 | \$1,500.00 |
| 2C | FM | 1 | 1 | 500 | 3/31/2024 | \$2,850.00 | \$3,150.00 |
| 3A | FM | 2 | 1 | 525 | 1/31/2024 | \$2,900.00 | \$3,350.00 |
| 3B | RS | | 1 | 450 | 6/30/2024 | \$2,106.76 | \$2,180.00 |
| 3C | RS | | 1 | 450 | 3/14/2024 | \$2,024.38 | \$2,095.00 |
| 4B | RS | 1 | 1 | 1,200 | 9/30/2023 | \$2,491.58 | \$2,579.00 |
| 4C | FM | 1 | 1 | 1,200 | 12/31/2023 | \$3,300.00 | \$3,600.00 |
| Laundry | | | | | | \$400.00 | \$400.00 |
| 11 | | 7 | 11 | | 100% Occupied | \$26,600.63 | \$28,049,000 |

| Current | |
|-----------------------------|---------------------|
| Property Expenses | Cost |
| Property Taxes (2A) | \$93,511.00 |
| Insurance | \$9,000.00 |
| Electric | \$1,400.00 |
| Maintenance | \$3,000.00 |
| Water & Sewer | \$4,750.00 |
| | \$111,661.00 |
| Net Operating Income | |
| Gross Revenue | \$319,208.00 |
| Operating Expenses | \$111,661.00 |
| Net Operating Income | \$207,547.00 |

| Pro Forma | |
|-----------------------------|---------------------|
| Property Expenses | Cost |
| Property Taxes (2A) | \$93,511.00 |
| Insurance | \$9,000.00 |
| Electric | \$1,400.00 |
| Maintenance | \$3,000.00 |
| Water & Sewer | \$4,750.00 |
| | \$111,661.00 |
| Net Operating Income | |
| Gross Revenue | \$408,000.00 |
| Operating Expenses | \$111,661.00 |
| Net Operating Income | \$296,339.00 |



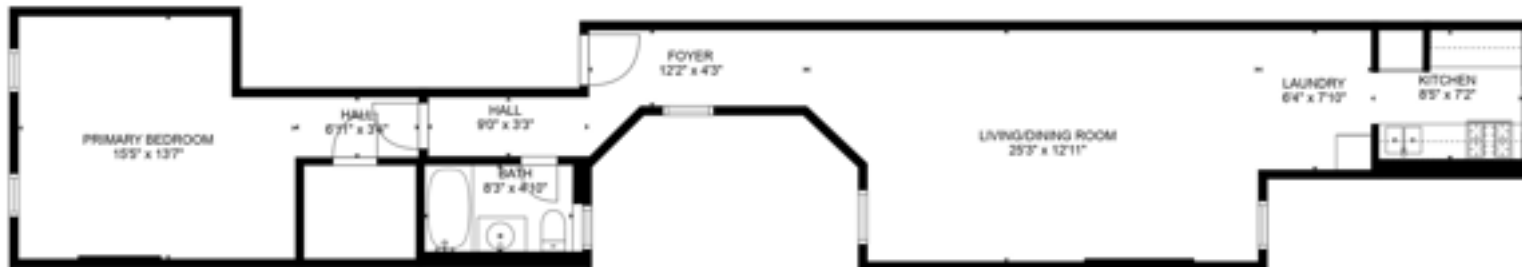
111 4TH PLACE
CARROLL GARDENS



111 4TH PLACE FLOOR PLANS



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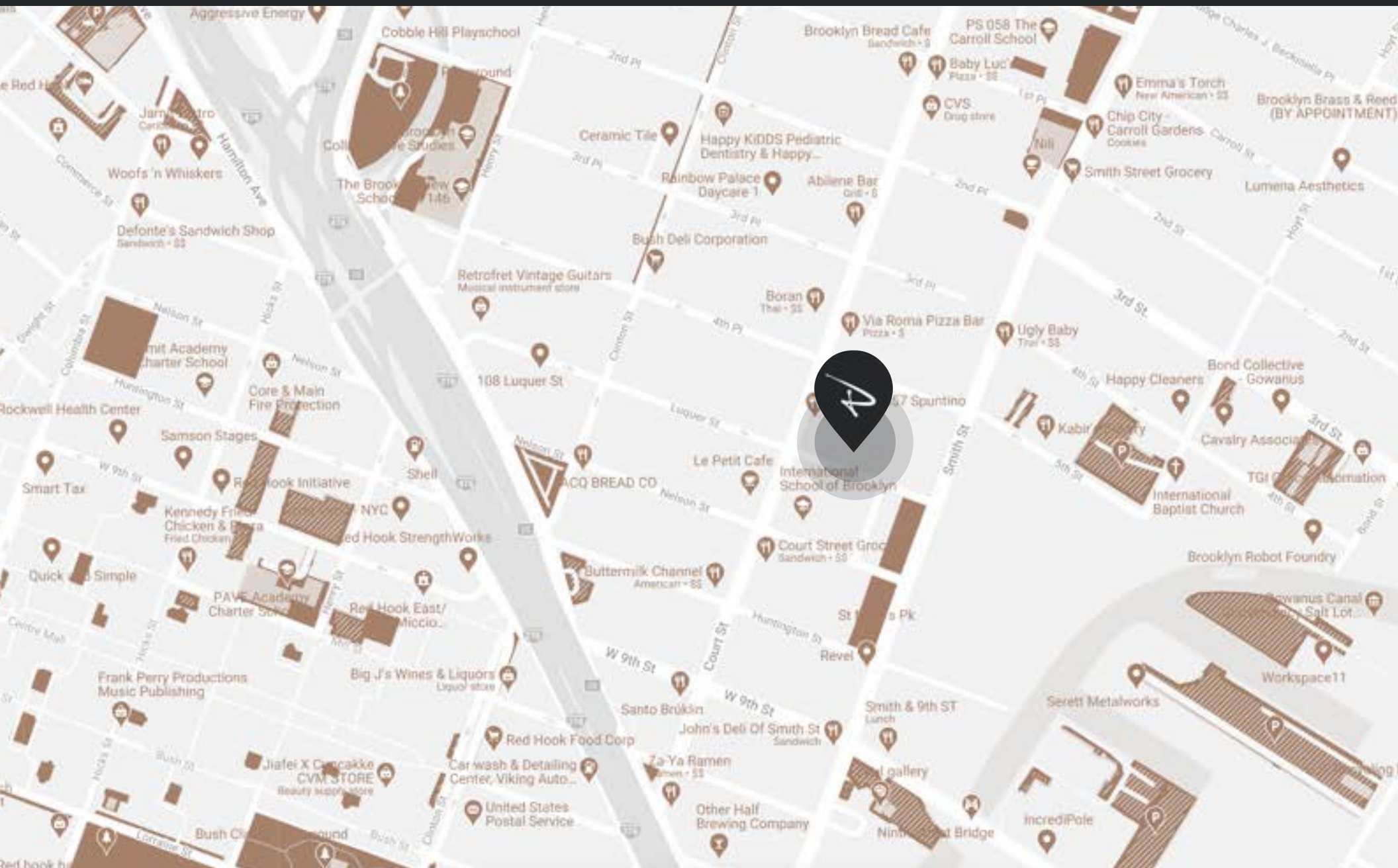


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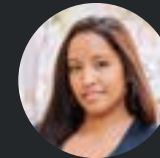
111 4TH PLACE NEIGHBORHOOD MAP



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