

PROPERTY OVERVIEW

2514 CORTELYOU

Address	2514 Cortelyou
Borough	Brooklyn
Neighborhood	Flatbush
Cross Streets	East 25 th & East 26 th
Block / Lot	5169 / 64
Lot Area	2,738 SF
Lot Dimensions	30' x 91.25'
Gross SF	7,700 SF
Description	Multifamily
Year Built / (Altered)	1920 / 2017
Number of Floors	5 Floors
Free Market %	100%
Total Units	9 Units
Zoning	R6
As-Built FAR	2.81
Maximum FAR	2.43
Air Rights	Overbuilt

REAL ESTATE TAXES

Exemptions & Abatements	None
Tax Class	2B
Tax Rate	12.500%
2025/2026 AV	\$962,550
8%-30% Exemption	\$185,130
2025/2026 Taxes	\$23,141

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REVENUE

IN-PLACE

Residential Revenue \$280,944

POTENTIAL GROSS REVENUE

\$280,944

Vacancy & Collection Loss (3%)

(\$8,428)

EFFECTIVE GROSS INCOME

\$272,516

EXPENSES

Real Estate Taxes (25/26) \$23,141

Insurance \$4,383

Utilities \$13,172

Repairs & Maintenance \$9,547

Management Fees (3%) \$8,175

TOTAL OPERATING EXPENSES

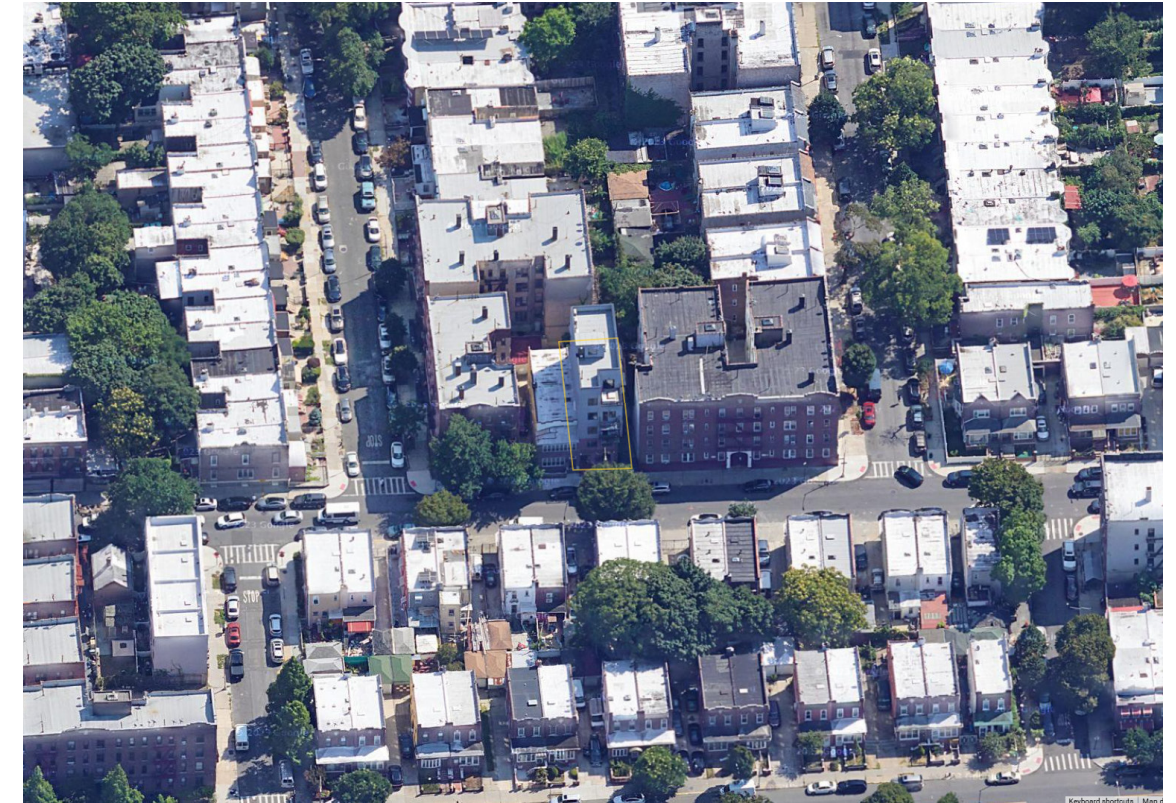
\$58,419

NET OPERATING INCOME

\$214,096

UNIT	TENANT	UNIT TYPE	MONTHLY RENT	ANNUAL RENT
1A	Occupied	3B/1B	\$3,464	\$41,568
2A	Occupied	2B/1B	\$2,500	\$30,000
2B	Occupied	2B/1B	\$2,730	\$32,760
3A	Occupied	2B/1B	\$2,300	\$27,600
3B	Occupied	2B/1B	\$2,300	\$27,600
4A	Occupied	2B/1B	\$2,600	\$31,200
4B	Occupied	2B/1B	\$2,811	\$33,732
5A	Occupied	1B/1B	\$2,250	\$27,000
5B	Occupied	2B/1B	\$2,457	\$29,484
TOTAL / WAV	100%		\$23,412	\$280,944

Rent Roll as of 05/22/25



ASKING PRICE: \$3,400,000