

226 CUMBERLAND STREET BROOKLYN NY 11205



PRUDENTIALELLIMAN.COM

This four-story brick townhouse, built in 1901, is ideally situated on a quaint tree-lined block just steps away from beautiful Fort Greene Park and three blocks from the subway.

This gorgeous townhouse offers you 3,300 square feet to create a grand one-family home in vibrant Fort Greene, only fifteen minutes from Manhattan, or move in to part of the building and enjoy a steady rental income.

The building currently contains four units: three renovated one-bedrooms and a two-bedroom duplex with a large backyard. All units are free market and the building's location commands a high rental income, which represent an excellent investment opportunity. The building can be delivered vacant.



TOWNHOUSE SET UP – 226 Cumberland Street

Block#:02101

Lot#: 0045

Lot Size: 16.5 x 100

House Size: 16.5 x 38

Total Floor Area: ~2,600 sf

Unused floor area: ~700 sf

Size:	Basement:	680 sf
	1 st floor	680 sf
	2 nd floor:	627 sf
	3 rd floor:	627 sf
	4 th floor	627 sf

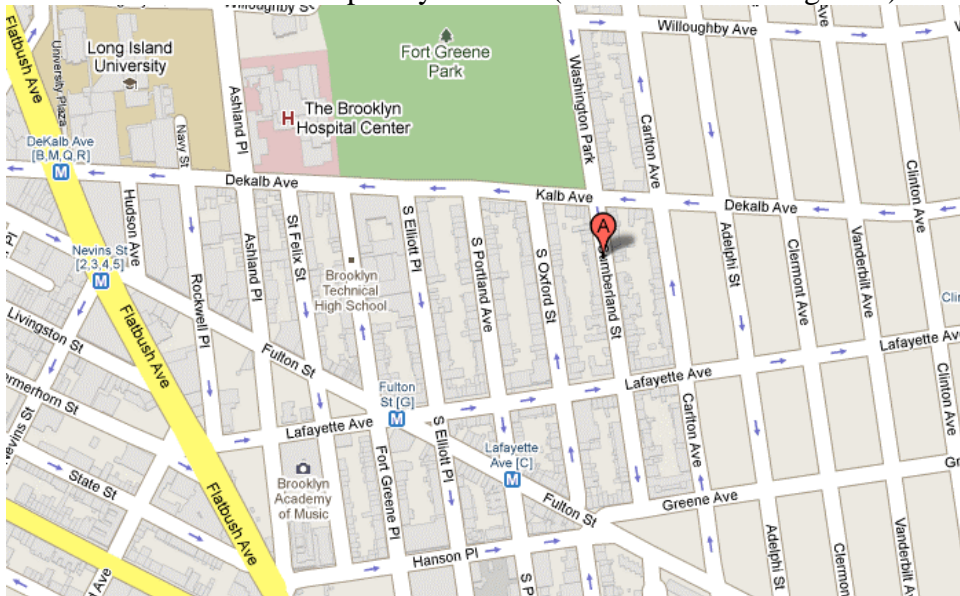
Total **3,241 sf**

Basement + 1st floor - These two floors create a two-bedroom / two-bathroom unique garden apartment with private access the building's 1,000 square feet backyard The unit is currently being rented for \$2400/month.

2nd floor to 4th floor - Each floor houses a renovated floor-through one-bedroom/one-bathroom apartment with high ceilings, pre-war details, two exposures and brilliant sunlight. The units are currently being rented on a short term basis and they represent a current market rate of:\$1,900/ each.

Location – The building is located in prime Ft. Greene: few steps from beautiful Fort Greene Park, four blocks from the C train on Lafayette Avenue and five minutes walk from Brooklyn Academy of Music (BAM).

“In landmark Fort Greene, you'll find graceful houses with lots of period detail along Cumberland, South Portland, and South Oxford Streets—and a lot of strollers: "Fort Greene Park has been completely redone” (The New York Magazine)



226 Cumberland Street Brooklyn NY 11205

Offering at: \$1,150,000

Annual potential income: \$97,200

Expenses:

As of July 2009	YEARLY
Real Estate Taxes	\$4,400
Water & Sewer	\$1,200
Gas	\$5,600
Insurance	\$1,437
Electricity	\$600
Superintendent + cleaning	\$4,200 (Estimate)
Total	\$17,437

For Further information: Yuval Vidal

Telephone: 212 321 7132

Email: yvidal@elliman.com

Mary Crocker

Telephone: 917 270 1636

Email: MCrocker@elliman.com



Neighborhood Guide (New York Magazine)

<http://nymag.com/realestate/articles/neighborhoods/fortgreeneclinton.htm>

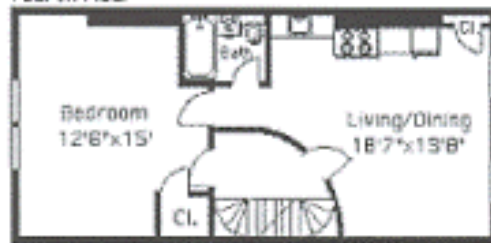
A parent's guide to restaurants, shops, services, and entertainment with kids

<http://gocitykids.parentsconnect.com/region/fort-greene-brooklyn-new-york-ny-usa>

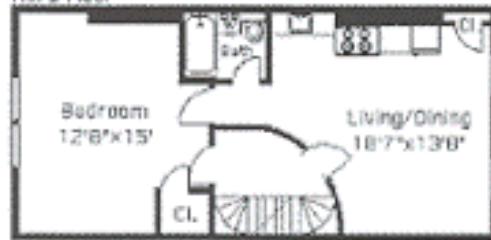
Brooklyn Academy of Music:

<http://www.bam.org>

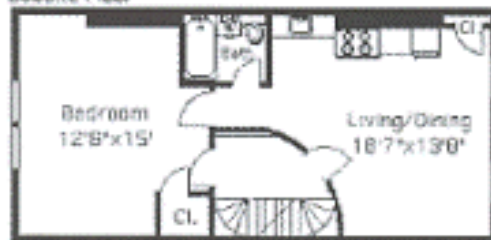
Fourth Floor



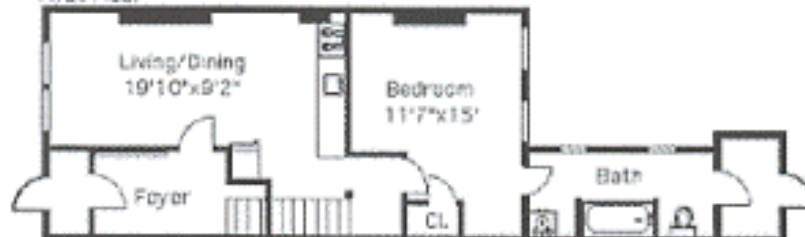
Third Floor



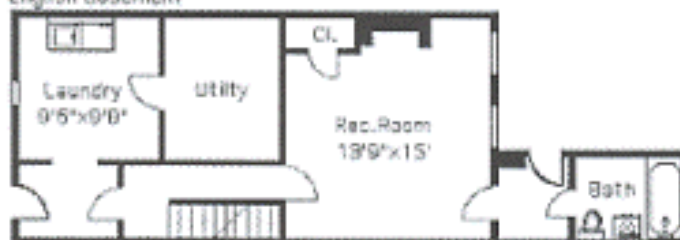
Second Floor



First Floor



English Basement



226 Cumberland Street, Brooklyn, NY