

433 Dekalb Avenue | Clinton Hill



SET-UP SHEET



COMPASS

433 Dekalb Avenue | Clinton Hill

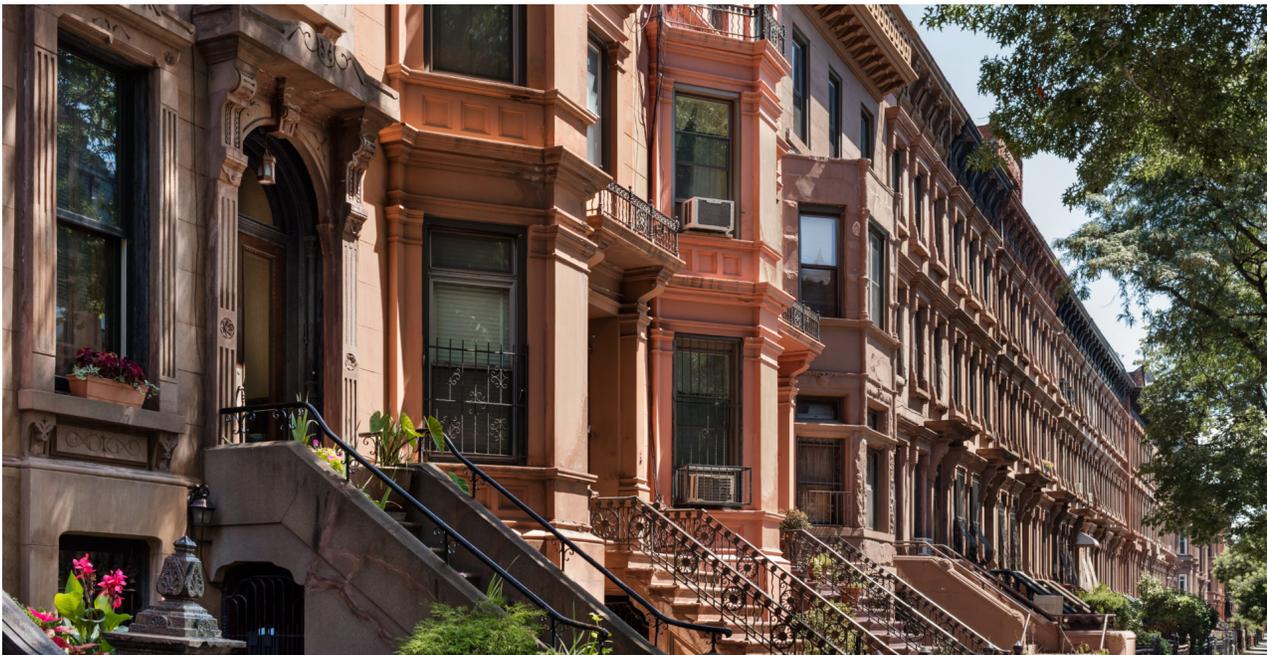
\$6,000,000

Welcome to 433 DeKalb Avenue, a boutique four-story, eight-unit free-market rental building ideally located on the border of Clinton Hill and Bedford-Stuyvesant.

Perfect for a 1031 exchange or long-term hold, this asset offers investors stable income with upside potential. The building is fully occupied, generating consistent cash flow from day one, with additional room for rent growth as leases turn over. There is an assumable Freddie Mac loan in place at a 4% interest rate (17 years remaining) for \$3.5M- sweetening the investment opportunity. There is also an additional 3780 sqft of FAR.

Units feature efficient layouts, hardwood floors, modern kitchens and baths, and oversized windows—ensuring strong tenant demand and retention. With utilities separately metered and low operating expenses, the property delivers reliable net operating income and an attractive cap rate at the current asking price.

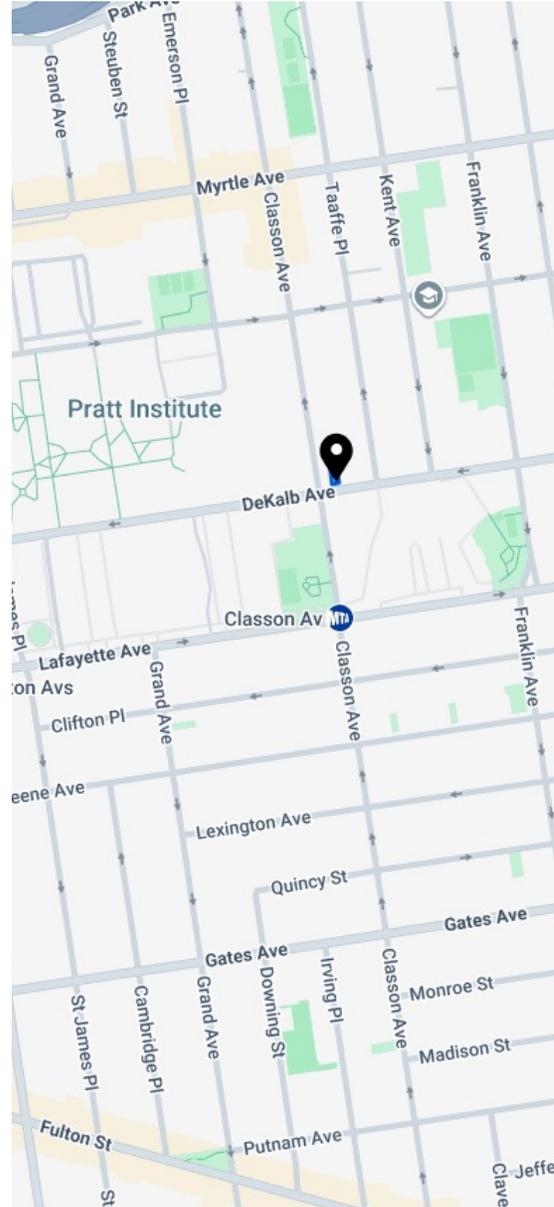
Situated in one of Brooklyn's most dynamic rental markets, 433 DeKalb Avenue benefits from excellent transit access, local dining, shopping, and cultural amenities, making it a prime income-producing asset and a rare 1031 exchange opportunity.



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Description

Zoning	R7A
Neighborhood	Bedford-Stuyvesant
# of Units:	8
# of Beds	18
# of Baths	6
Stories	4
Buildings on Lot	1
Building Class	C7
Building Depth	65 Ft.
Building Sq. Ft	7,020 Sq. Ft.
Building Width	27 Ft.
Lot Depth	100 Ft.
Lot Sq. Ft	2,700 Sq. Ft.



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BARAK BLACKBURN
TEAM

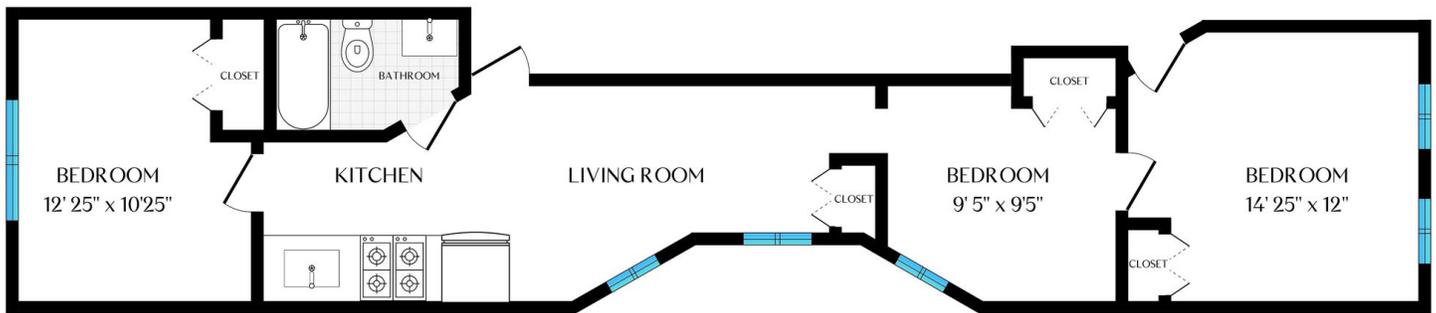
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Photos (Virtually Staged)



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Sample Typical Residential Floor Plan



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ACTUAL RENTS & EXPENSES

UNIT	STATUS	MONTHLY RENT	ANNUAL RENT
2L	Rented	\$ 3,605.00	\$ 43,260.00
2R	Rented	\$ 3,922.00	\$ 47,064.00
3L	Rented	\$ 4,000.00	\$ 48,000.00
3R	Rented	\$ 3,890.00	\$ 46,680.00
4L	Rented	\$ 3,750.00	\$ 45,000.00
4R	Rented	\$ 3,713.00	\$ 44,556.00
Basement	Rented	\$ 500.00	\$ 6,000.00
Fried Chicken	Rented	\$ 5,000.00	\$ 60,000.00
Thai Corp	Rented	\$ 7,022.41	\$ 84,268.92
CURRENT TOTAL		\$ 35,402.41	\$ 424,828.92

EXPENSES	MONTHLY	ANNUAL
Gas (Heat and Hot water)	\$5,332.45	\$ 5,332.45
Cleaning	\$150.00	\$ 1,800.00
Taxes		\$ 23,416.00
Insurance		\$ 23,117.00
Water & sewerage		\$ 5,333.00
Electricity		\$ 8,552.11
R & M		\$ 4,080.00
Super		\$ 1,750.00
Accounting		\$ 1,500.00
Management		\$ 12,000.00
TOTAL EXPENSES		\$ 86,880.56

ACTUAL ANNUAL GROSS INCOME	\$ 424,828.92
ACTUAL ANNUAL NET INCOME	\$ 325,203.49
FOR SALE PRICE	\$ 6,000,000.00
ACTUAL CAP RATE	5.42%

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2026 PRO FORMA

UNIT	MONTHLY RENT 2026	ANNUAL RENT 2026
2L	\$ 4,000.00	\$ 48,000.00
2R	\$ 4,000.00	\$ 48,000.00
3L	\$ 4,000.00	\$ 48,000.00
3R	\$ 4,000.00	\$ 48,000.00
4L	\$ 4,000.00	\$ 48,000.00
4R	\$ 4,000.00	\$ 48,000.00
Basement	\$ 500.00	\$ 6,000.00
Fried Chicken	\$ 5,100.00	\$ 61,200.00
Thai Corp	\$ 7,373.41	\$ 88,480.92
PROJECTED TOTAL	\$ 36,973.41	\$ 443,680.92

PROJECTED ANNUAL GROSS INCOME	\$ 443,680.92
PROJECTED ANNUAL NET INCOME	\$ 344,055.49
FOR SALE PRICE	\$ 6,000,000.00
PROJECTED CAP RATE	5.73%



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