



**LANDAIR
ADVISORS**

8-Family Building in Bedford Stuyvesant Tax Abatement till 2036

1095 Bedford Avenue, Brooklyn, NY 11216
Asking \$1,900,000

Presented by:

Anand Melwani

AM@landairnyc.com | (516) 658-1222

Partner



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors is pleased to exclusively present 1095 Bedford Avenue, a well-maintained, 8-unit multifamily building situated in the heart of Bedford-Stuyvesant, one of Brooklyn's most dynamic and sought-after residential neighborhoods. This four-story property represents a compelling acquisition opportunity for investors seeking stable cash flow with meaningful upside in a market characterized by enduring rental demand and continued neighborhood appreciation.

Built in 2011, 1095 Bedford Avenue offers approximately 6,700 square feet of residential space on a 1,700-square-foot lot, delivering a modern building in a neighborhood celebrated for its iconic Victorian brownstones and tree-lined streets. The property's relatively recent construction minimizes capital expenditure risk and provides investors with a well-built asset requiring minimal near-term maintenance.

PROPERTY HIGHLIGHTS

- Dominant 1-Bedroom Portfolio with Broad Tenant Appeal
- Balcony Premium Across Six Units
- Newer Construction with Minimal Capex Risk
- 6,700 SF Built in 2011
- 25-year 421a Expires in 2036
- \$23,342 delta between preferential and legal rents



OFFERING SUMMARY

Sale Price:	\$1,900,000
Gross Income	\$167,760 (\$191,102 Legal Rents)
Taxes	\$973 (26/27)* 25 Year 421a tax abatement expires 2036
Operating Expenses	\$33,381
NOI	\$134,379
Size:	6,700
Cap Rate	7.07%
PPSF	\$283.5
PPU	\$237,500
Average Rent/RS Unit	\$1,747
Zoning District	R6A
Corner/Midblock:	Midblock
Street Frontage:	20 ft
Tenancy:	Occupied
Lot Size:	20' X 85'
Building Size	20' X 84'



PROPERTY DETAILS

PROPERTY INFORMATION

	1095 Bedford Avenue
Area	Bed-Stuyvesant
Block/Lot	1807/8
Lot Dimensions	20' X 85'
Lot Sq. Ft.	1,700

BUILDING INFORMATION

	1095 Bedford Avenue
Building Type	Residential
Building Sq. Ft.	6,700
Total Units	8

NYC FINANCIAL INFORMATION

	1095 Bedford Avenue
Assessed Value	\$7,821*421a EXPIRES 2036
Tax Rate	12.439%
Gross Taxes	\$973

ZONING INFORMATION

	1095 Bedford Avenue
Zoning District	R6A (C2-4 Overlay)
Base Floor Area Ratio (FAR)	3
Residential Buildable Sq. Ft.	5,100
Commercial FAR	2.0
Commercial Buildable Sq. Ft.	3,400
UAP FAR	3.9
UAP Buildable Sq. Ft.	6,630
Community Facility FAR	3.0
Community Facility Buildable Sq. Ft.	5,100
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



RENT ROLL & FINANCIALS

1095 Bedford Avenue						
Month of May 2026						
Unit #	Rent Amount	Annual Rent	Size	Notes	Legal Rent	Legal Rent Annual
1F	\$1,083.00	\$12,996.00	Studio	Legal Rent \$1,165.14	\$1,165.14	\$13,981.68
1R	\$2,200.00	\$26,400.00	3 Bedroom/1.5 Bathroom	Skylights in rear of unit	\$3,518.62	\$42,223.44
2F	\$2,020.00	\$24,240.00	1 Bedroom/1Bathroom	Balcony	\$2,020.00	\$24,240.00
2R	\$1,879.00	\$22,548.00	1 Bedroom/1Bathroom	Balcony	\$1,879.00	\$22,548.00
3F	\$1,812.00	\$21,744.00	1 Bedroom/1Bathroom	Balcony	\$2,097.27	\$25,167.24
3R	\$2,056.00	\$24,672.00	1 Bedroom/1Bathroom	Balcony	\$2,128.72	\$25,544.64
4F	\$1,480.00	\$17,760.00	1 Bedroom/1Bathroom	Balcony	\$1,666.44	\$19,997.28
4R	\$1,450.00	\$17,400.00	1 Bedroom/1Bathroom	Balcony	\$1,450.00	\$17,400.00
TOTALS	\$13,980.00	\$167,760.00	25 Rooms		\$15,925.19	\$191,102.28
Total Units:		8				
Monthly Rent		\$13,980.00				
Annual Rent		\$167,760.00				
Expenses						
	Taxes (26/27)	\$973	as per DOF			
	Water	\$5,000	as per Owner			
	Gas	TENANTS				
	Electric	\$1,200				
	Management	\$5,032.80	3% of gross income			
	Insurance	\$8,375	\$1.25 PSF			
	Payroll	\$4,800	\$400/mo.			
	R+M	\$8,000	\$1,000/unit			
	Total Expenses	\$33,381				
	NOI	\$134,379.20				



PICTURES & SURVEY



ADVISORY TEAM



Anand Melwani
Partner
AM@landairnyc.com
(516) 658-1222

