

PUBLIC ADMINISTRATOR OF KINGS COUNTY PUBLIC SALE OF REAL ESTATE



TUESDAY, JUNE 28TH – 2 P.M.

BROOKLYN SUPREME COURT BUILDING
360 ADAMS STREET, BROOKLYN, NY
YOU MUST ARRIVE AT 12:45 P.M. TO PRE-REGISTER TO BID



OPEN HOUSE DATES:

Saturday June 25th from 10 a.m. to 4 p.m.

Sunday June 26th from 11 a.m. to 4 p.m.

BROKERS WELCOME

IMPORTANT: IN ORDER TO PURCHASE ANY PROPERTY, BUYERS MUST HAVE:

- A CERTIFIED OR BANK CHECK OF 10% OF THE OPENING BID PAYABLE TO EITHER THE "PUBLIC ADMINISTRATOR OF KINGS COUNTY" OR YOURSELF AND ENDORSED OVER BY YOU AT AUCTION; AND
- A BLANK CHECK TO BE USED TO PAY THE BALANCE OF THE REQUIRED DEPOSIT OF 10% OF THE PURCHASE PRICE.

***NO ONE WILL BE PERMITTED TO BID WITHOUT THE
CERTIFIED OR BANK CHECK AND BLANK CHECK***

VISIT THE "UPCOMING AUCTION" SECTION OF OUR WEBSITE

<http://www.nyc.gov/html/kcpa>

FOR TERMS & CONDITIONS, PROPERTY DETAILS AND PHOTOS

ALL PROPERTIES LOCATED IN BROOKLYN, NY

<u>Property Address</u>	<u>Opening Bid</u>	<u>Property Address</u>	<u>Opening Bid</u>
1. 308 E. 2nd St	\$ 490,000	15. 64A Jewel St	\$ 595,000
2. 582 Bainbridge St	\$ 290,000	16. 174 Lincoln Pl	\$ 1,750,000
3. 2060 Ralph Ave	\$ 395,000	17. 1347 E. 85th St	\$ 290,000
4. 155 Berry St	\$ 695,000	18. 9707 4th Ave, 2M*	\$ 180,000
5. 1409 Albermarle Rd, 6B*	\$ 400,000	19. 4628 Beach 46th St	\$ 320,000
6. 163A Halsey St	\$ 325,000	20. 119 Gelston Ave**	\$ 270,000
7. 436-438 Albee Sq †	\$ 3,600,000	21. 1322 E. 34th St	\$ 415,000
8. 4517 Farragut Rd	\$ 250,000	22. 930 E. 49th St	\$ 300,000
9. 2633 Hubbard St	\$ 300,000	23. 28 Paedergat 7th St	\$ 499,000
10. 1130 Brighton Beach Ave, 5BB*	\$ 65,000	24. 331A Stuyvesant Ave	\$ 315,000
11. 40 Brighton 1st Rd, 15C*	\$ 150,000	25. 61 71st St	\$ 615,000
12. 69 Sterling St	\$ 499,000	26. 151 Prospect Ave**	\$ 250,000
13. 414 Elmwood Ave, 3L*	\$ 125,000	27. 1616-1618 Union St†**	\$ 399,000
14. 463 Rutland Rd**	\$ 215,000		

* Co-op

† House and adjoining lot

** Exterior showing only

Public Administrator of Kings County
360 Adams Street, Rm. 144A

Brooklyn, NY 11201

(718) 643-3032

PROPERTY LOCATION

OPENING BID

1. **308 E. 2nd Street, Brooklyn, NY 11218**
Block 5334, Lot 30

\$ 490,000.00

Estate of Margaret Mullen

Description:

Two story attached brick colonial

Single family

Lot size: 17.75 x 125

Living area: 1,335 sq. ft.

Taxes: \$3,672.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

2. 582 Bainbridge Street, Brooklyn, NY 11233
Block 1511, Lot 10

\$ 290,000.00

Estate of Erma Alleyne

Description:

Three story attached brick

Two family

Lot size: 18 x 100

Living area: 2,490 sq. ft.

Taxes: \$1,754.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

3. 2060 Ralph Avenue, Brooklyn, NY 11234
Block 7807, Lot 72

\$ 395,000.00

Estate of Frederick Kobre

Description:

Two story semi-attached split-level brick with driveway and 2 car garage

Two family

Lot size: 22.33 x 100

Living area: 2,420 sq. ft.

Taxes: \$5,708.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

4. 155 Berry Street, Brooklyn, NY 11211
Block 2335, Lot 2

\$ 695,000.00

Estate of Richard Toth

Description:

Three story semi-attached frame

Three family

Lot size: 20 x 100

Living area: 2,784 sq. ft.

Taxes: \$2,228.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

5. 1409 Albermarle Road, Apt. 6B, Brooklyn, NY 11226 (Co-op)

\$ 400,000.00

Estate of Gloria Greller

Description:

463 shares

Two bedroom, two bathroom apartment with balcony

Maintenance: \$1,132.04/month

Special assessment: \$482.29/month for capital improvements

Flip tax: \$10.00/share

Living area: 1001 sq. ft.

Management Agent: TKR Management, 430 16th Street, Brooklyn, NY 11215;

Tel no.: (718) 788-7900



PROPERTY LOCATION

OPENING BID

6. 163A Halsey Street, Brooklyn, NY 11216
Block 1838, Lot 49

\$ 325,000.00

Estate of Louise Freeman

Description:

Four story attached brownstone

Two family dwelling and eight furnished rooms (Partial SRO)

Lot size: 20 x 90

Living area: 4,056 sq. ft.

Taxes: \$2,808.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

7. 436-438 Albee Square, Brooklyn, NY 11201
Block 146, Lots 51 & 52

\$ 3,600,000.00

Estate of Dave Walker

Description:

Four story semi-attached brownstone with adjoining vacant lot
C6-4.5 zoning with legally permissible maximum commercial or mixed-use commercial/residential
buildable area of 52,212 sq. feet

Total land area: 4,351 sq. feet

Lot 51 size: 21.50' x 115.5'

Lot 52 size: 16.17' x 115.5'

Rectangular shape, 37.67 Frontage

Taxes - Lot 51: \$6,520.78 (2010 / 2011)

Taxes - Lot 52: \$1,558.43 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

8. 4517 Farragut Road, Brooklyn, NY 11203
Block 4992, Lot 42

\$ 250,000.00

Estate of Roy Erickson

Description:

Two story detached colonial with two car driveway and covered porch

Single family

Lot size: 30 x 100

Living area: 1,317 sq. ft.

Taxes: \$2,337.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

9. 2633 Hubbard Street, Brooklyn, NY 11235
Block 7243, Lot 70

\$ 300,000.00

Estate of Maryann Johnson

Description:

2 story attached brick with driveway and one car garage

Single family

Lot size: 16 x 100

Living area: 1,088 sq. ft.

Taxes: \$3,880.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

10. 1130 Brighton Beach Avenue, Apt. 5BB, Brooklyn, NY 11235 (Co-op)

\$ 65,000.00

Estate of Armenak Hougassian

Description:

725 shares

One bedroom apartment

Living area: 444 sq. ft.

Management Agent: United Management Corp, 166 Montague Street, Brooklyn, NY 11201;

Tel no.: (718) 875-1552



PROPERTY LOCATION

OPENING BID

11. 40 Brighton 1st Road, Apt. 15C, Brooklyn, NY 11235 (Co-op)

\$ 150,000.00

Estate of Boris Tulchinsky

Description:

143 shares

Studio apartment

Maintenance: \$483.01/month

Flip tax: 1.5% of purchase price

Living area: 519 sq. ft.

Management Agent: TKR Management, 430 16th Street, Brooklyn, NY 11215;

Tel no.: (718) 788-7900



PROPERTY LOCATION

OPENING BID

12. 69 Sterling Street, Brooklyn, NY 11225
Block 1313, Lot 71

\$ 499,000.00

Estate of Rita McNamee

Description:

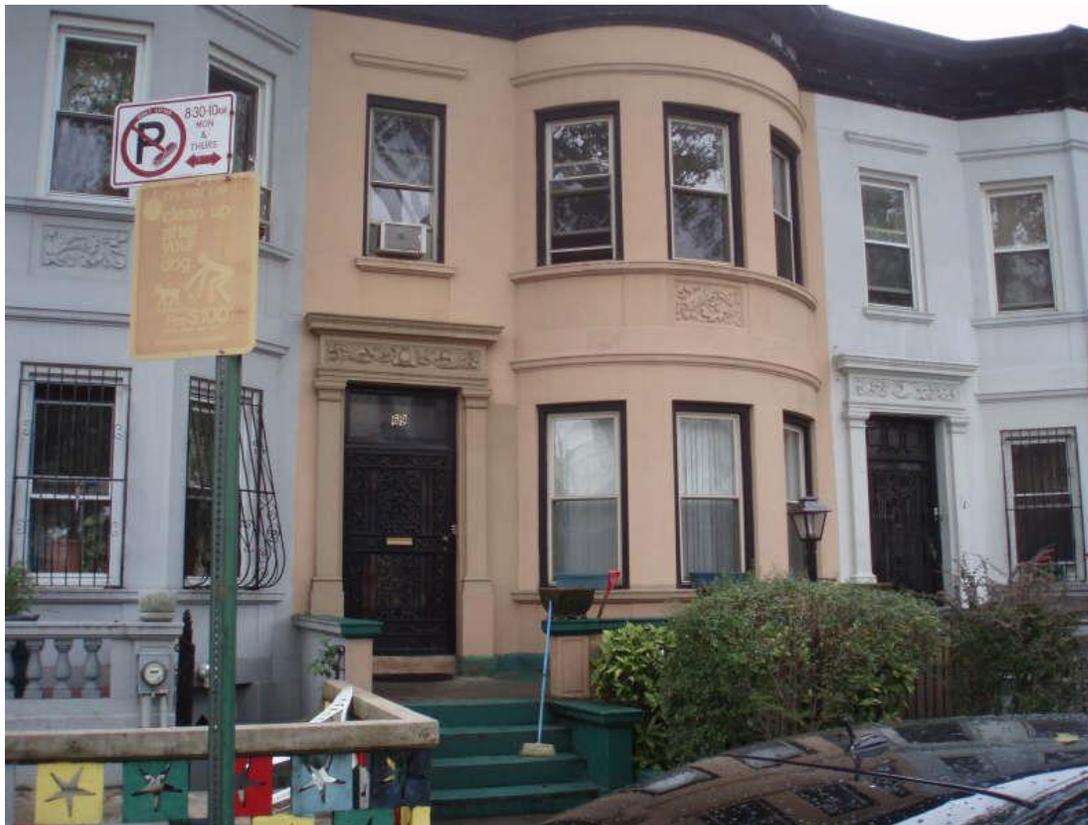
Two story attached limestone

Two family

Lot size: 20 x 100

Living area: 1,896 sq. ft.

Taxes: \$3,189.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

13. 414 Elmwood Avenue, Apt. 3L, Brooklyn, NY 11230 (Co-op)

\$ 125,000.00

Estate of Marc Hollander

Description:

One bedroom apartment

Living area: 614 sq. ft.

Management Agent: Elmwood Residence, Inc., 1491 Coney Island Avenue, Brooklyn, NY 11230;

Tel no.: (718) 692-0003



PROPERTY LOCATION

OPENING BID

14. 463 Rutland Road, Brooklyn, NY 11203
Block 4803, Lot 1

\$ 215,000.00

EXTERIOR SHOWING ONLY

Estate of Errol Payne

Description:

Two story semi-attached mixed use brick and frame with potential for third floor

One ground level commercial unit zoned for a restaurant, bar and grill;

Second level zoned for two residential units; Third level (missing) zoned for two residential units

Lot size: 25 x 100

Living area: 3,625 sq. ft.

Taxes: \$6,445.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

15. 64A Jewel Street, Brooklyn, NY 11222
Block 2626, Lot 141

\$ 595,000.00

Estate of Mary Larner

Description:

Two story attached frame

Two family

Lot size: 18.42 x 100

Living area: 1,512 sq. ft.

Taxes: \$3,384.00 (2011 / 2012)



PROPERTY LOCATION

OPENING BID

16. 174 Lincoln Place a/k/a 59 7th Avenue, Brooklyn, NY 11217
Block 1061, Lot 10

\$ 1,750,000.00

Estate of Warren Fox

Description:

4.5 story mixed use brick building

Four ground level commercial units and 3.5 to 6 upper floor residential units

Lot size: 20 x 90

Living area:

1st floor commercial unit 1 – 600 sq. ft.; 1st floor commercial units 2, 3 & 4 – 350 sq. ft. each;

2nd floor residential space – 1,120 sq. ft.; 3rd floor residential space – 1,120 sq. ft.; and

4th floor residential space (including additional half-floor) – 1,820 sq. ft.

Taxes: \$28,063 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

17. 1347 E. 85th Street, Brooklyn, NY 11236
Block 8076, Lot 57

\$ 290,000.00

Estate of Regina Goldberg

Description:

Two story attached brick with 1 car garage

Two family

Lot size: 20 x 100

Living area: 1,618 sq. ft.

Taxes: \$3,835.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

18. 9707 4th Avenue, Apt. 2M, Brooklyn, NY 11209 (Co-op)

\$ 180,000.00

Estate of Dario Marotta

Description:

445 shares

One bedroom apartment with dining room

Building amenities: Part-time doorman

Maintenance: \$792.92/month

Flip tax: 1% of purchase price

Living area: 810 sq. ft.

Management Agent: Bayview Management, 1416 Avenue M, Rm. 501, Brooklyn, NY 11230;

Tel. no.: (718) 998-8300



PROPERTY LOCATION

OPENING BID

19. 4628 Beach 46th Street, Brooklyn, NY 11224
Block 7307, Lot 7

\$ 320,000.00

Estate of Brandin Rockwealth

Description:

Two story detached colonial with driveway and 1 car garage

Two family

Lot size: 27.33 x 109

Living area: 1,888 sq. ft.

Taxes: \$3,641.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

20. 119 Gelston Avenue, Brooklyn, NY 11209
Block 6089, Lot 18

\$ 270,000.00

EXTERIOR SHOWING ONLY

Estate of Mary Hanley

Description:

Two story detached frame

Single family

Lot size: 25 x 116.17

Taxes: \$3,211.00 (2011 / 2012)



PROPERTY LOCATION

OPENING BID

21. 1322 E. 34th Street, Brooklyn, NY 11210
Block 7633, Lot 36

\$ 415,000.00

Estate of Marc Hollander

Description:

Two story semi-attached colonial with driveway and one car garage

Two family

Lot size: 20.50 x 100

Living area: 1,400 sq. ft.

Taxes: \$3,816.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

22. 930 East 49th Street, Brooklyn, NY 11203
Block 4783, Lot 23

\$ 300,000.00

Estates of Jeanette and Martha Alkoff

Description:

Two story semi-attached colonial with driveway and 1 car garage

Single family

Lot size: 20 x 100

Living area: 1,552 sq. ft.

Taxes: \$2,981.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

23. 28 Paedergat 7th Street, Brooklyn, NY 11236
Block 8057, Lot 127

\$ 499,000.00

Estate of Frederick Kobre

Description:

Three story semi-attached brick with car-pad

Three family

Lot size: 28.50 x 100

Living area: 3,555 sq. ft.

Taxes: \$6,098.00 (2011 / 2012)



PROPERTY LOCATION

OPENING BID

24. 331A Stuyvesant Avenue, Brooklyn, NY 11233
Block 1671, Lot 9

\$ 315,000.00

Estate of Erma Alleyne

Description:

Three story attached brownstone

Two family

Lot size: 15 x 80

Living area: 2,075 sq. ft.

Taxes: \$1,888.00 (2011 / 2012)



PROPERTY LOCATION

OPENING BID

25. 61 71st Street, Brooklyn, NY 11209
Block 5884, Lot 69

\$ 615,000.00

Estate of Josephine Pilato

Description:

Two story semi-attached colonial with driveway and 2 car garage

Two family

Lot size: 24.08 x 100

Living area: 2,673 sq. ft.

Taxes: \$5,681.00 (2010 / 2011)



PROPERTY LOCATION

OPENING BID

26. 151 Prospect Avenue, Brooklyn, NY 11215
Block 1051, Lot 44

\$ 250,000.00

Estate of Felix Shaar

Description:

Two story semi-attached frame

Single family

Lot size: 25 x 67.42

Living area: 1,320 sq. ft.

Taxes: \$1,711.00 (2011 / 2012)



PROPERTY LOCATION

OPENING BID

27. 1616-1618 Union Street, Brooklyn, NY 11213
Block 1401, Lots 25 & 26

\$ 399,000.00

EXTERIOR SHOWING ONLY

Estate of Gladye Barter

Description:

House with adjoining vacant lot

Two family

House lot size: 26.5 x 100

Living area: 2,962 sq. ft.

Taxes: \$1,113.00 (2011 / 2012)

Size of vacant lot: 12.83 x 95.25

Taxes: \$119.00 (2011 / 2012)

