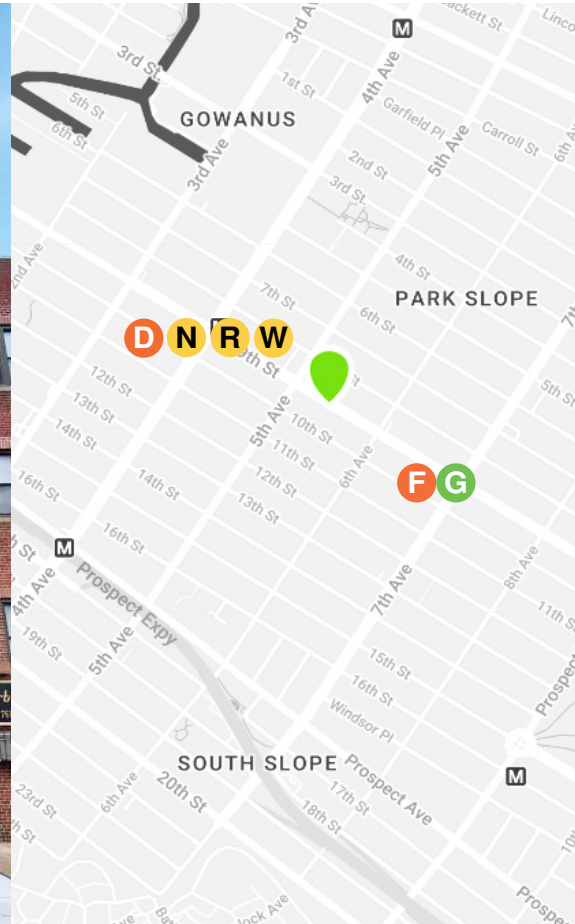


IPRG

342 9TH STREET BROOKLYN, NY 11215

CLOSED



SALE PRICE

\$2,000,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01011-0023
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	5th & 6th Avenue
PROPERTY DIMENSIONS:	17.83 ft x 45 ft
LOT DIMENSIONS:	17.83 ft x 80 ft
ZONING:	R6A
FAR:	3
TAX CLASS:	2A

SALE METRICS

4 Apartments
of Units

4.55%
Current Cap Rate

\$500,000
Price/Unit

3,269
Approx SF

16.34x
Current GRM

\$612
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

NICK
UFKES
718.360.5934

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	RPSF	COMMENTS
Ground	1 BR	780	\$2,550	\$39	Lease Exp. 7/31/2021
Parlor	1 BR	750	\$2,700	\$43	Lease Exp. 6/1/2021
3rd Floor	1 BR	750	\$2,550	\$41	Lease Exp. 7/31/2021
4th Floor	1 BR	750	\$2,600*	\$42	Currently Vacant

MONTHLY: \$10,400
ANNUALLY: \$124,800

EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 124,800
VACANCY/COLLECTION LOSS (3%):	\$ (3,744)
EFFECTIVE GROSS INCOME:	\$ 121,056
REAL ESTATE TAXES (2A):	\$ (11,634)
FUEL:	\$ (3,269)
WATER AND SEWER:	\$ (3,600)
INSURANCE:	\$ (3,200)
COMMON AREA ELECTRIC:	\$ (800)
REPAIRS & MAINTENANCE:	\$ (1,800)
MANAGEMENT (3%):	\$ (3,632)
TOTAL EXPENSES:	\$ (27,935)
NET OPERATING INCOME:	\$ 93,121