

445

ROGERS AVENUE

BROOKLYN, NY 11225

SALE PRICE

\$2,550,000

SALE METRICS

6,840 Approx SF	7 Apts # of Units
5.31% Current Cap Rate	13.22x Current GRM
\$373 Price/SF	\$364,286 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	01329-0003
NEIGHBORHOOD:	Prospect - Lefferts Gardens
CROSS STREETS:	Lefferts Ave & Lincoln Rd
PROPERTY DIMENSIONS:	30 ft x 76 ft
LOT DIMENSIONS:	30 ft x 106.5 ft
# OF UNITS:	7 Apts
TOTAL SQUARE FOOTAGE:	6,840
ZONING:	R5, C1-3
FAR:	1.25
TAX CLASS:	2A

CLOSED



I PRG

INCOME & EXPENSES

INCOME

UNIT	CURRENT
1LF	\$1,800
1LR	\$1,800
1R	\$3,200
2L	\$2,850
2R	\$2,850
3L	\$2,850
3R	\$727
MONTHLY:	\$16,077
ANNUALLY:	\$192,929

EXPENSES

		CURRENT
GROSS OPERATING INCOME:	\$	192,929
VACANCY/COLLECTION LOSS (3%):	\$	(9,646)
EFFECTIVE GROSS INCOME:	\$	183,283
REAL ESTATE TAXES (2A):	\$	(12,931)
FUEL:	\$	(7,000)
WATER AND SEWER:	\$	(7,700)
INSURANCE:	\$	(6,000)
COMMON AREA ELECTRIC:	\$	(1,100)
REPAIRS & MAINTENANCE:	\$	(4,000)
PAYROLL:	\$	(3,600)
MANAGEMENT (3%):	\$	(5,498)
TOTAL EXPENSES:	\$	(47,829)

NET OPERATING INCOME:	\$	135,453
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