

615

VANDERBILT AVENUE

BROOKLYN, NY 11238

SALE PRICE

\$2,600,000

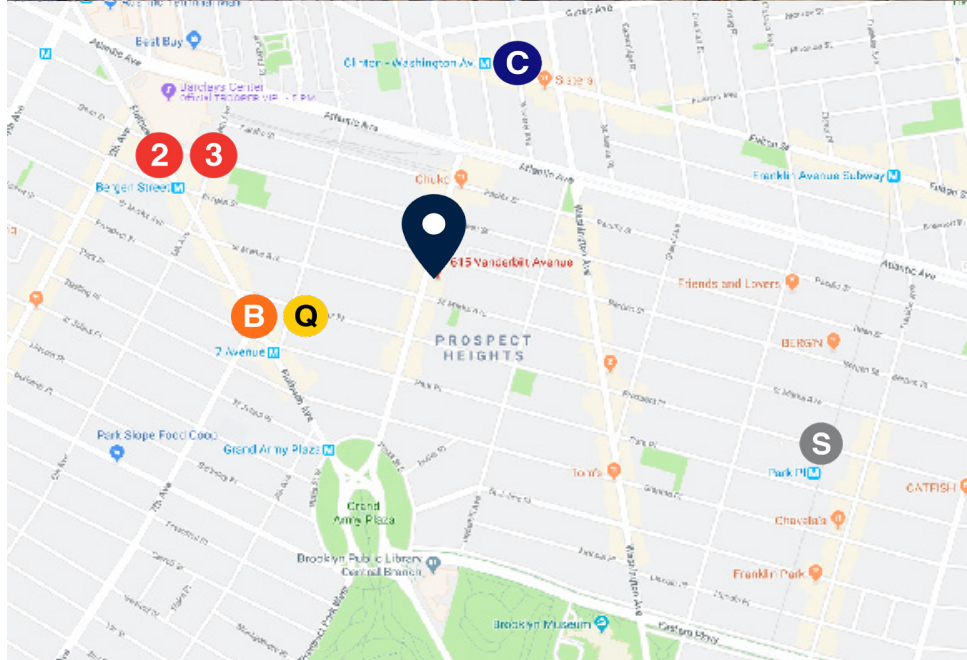
SALE METRICS

4,144 Approx SF	4 Apts # of Units
2.81% Current Cap Rate	24.62x Current GRM
5.76% Pro Forma Cap Rate	13.89x Pro Forma GRM
\$627 Price/SF	\$650,000 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	01145-0006
NEIGHBORHOOD:	Prospect Heights
CROSS STREETS:	Bergen St & St Marks Ave
PROPERTY DIMENSIONS:	20 ft x 60 ft
LOT DIMENSIONS:	20 ft x 80 ft
# OF UNITS:	4 Apts
TOTAL SQUARE FOOTAGE:	4,144
ZONING:	R7A, C1-4
FAR:	4
TAX CLASS:	2A

CLOSED



I PRG

INCOME & EXPENSES

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	COMMENTS
1	3 BR 1 Bath Backyard	1,200	\$2,200	\$4,200	FM
2	3 BR 1 Bath	1,200	\$2,200	\$3,800	FM
3	3 BR 1 Bath	1,200	\$2,200	\$3,800	FM
4	3 BR 1 Bath	1,200	\$2,200	\$3,800	FM
MONTHLY:			\$8,800	\$15,600	
ANNUALLY:			\$105,600	\$187,200	

EXPENSES

		CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$	105,600	\$ 187,200
VACANCY/COLLECTION LOSS (3%):	\$	(3,168)	\$ (5,616)
EFFECTIVE GROSS INCOME:	\$	102,432	\$ 181,584
REAL ESTATE TAXES (2A):	\$	(10,782)	\$ (10,782)
FUEL:	\$	(4,144)	\$ (4,144)
WATER AND SEWER:	\$	(4,000)	\$ (4,000)
INSURANCE:	\$	(2,000)	\$ (2,000)
COMMON AREA ELECTRIC:	\$	(1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$	(2,000)	\$ (2,000)
PAYROLL:	\$	(2,400)	\$ (2,400)
MANAGEMENT (3%):	\$	(3,073)	\$ (5,448)
TOTAL EXPENSES:	\$	(29,399)	\$ (31,774)
NET OPERATING INCOME:	\$	73,033	\$ 149,810