

94

HERBERT STREET

BROOKLYN, NY 11222

SALE PRICE

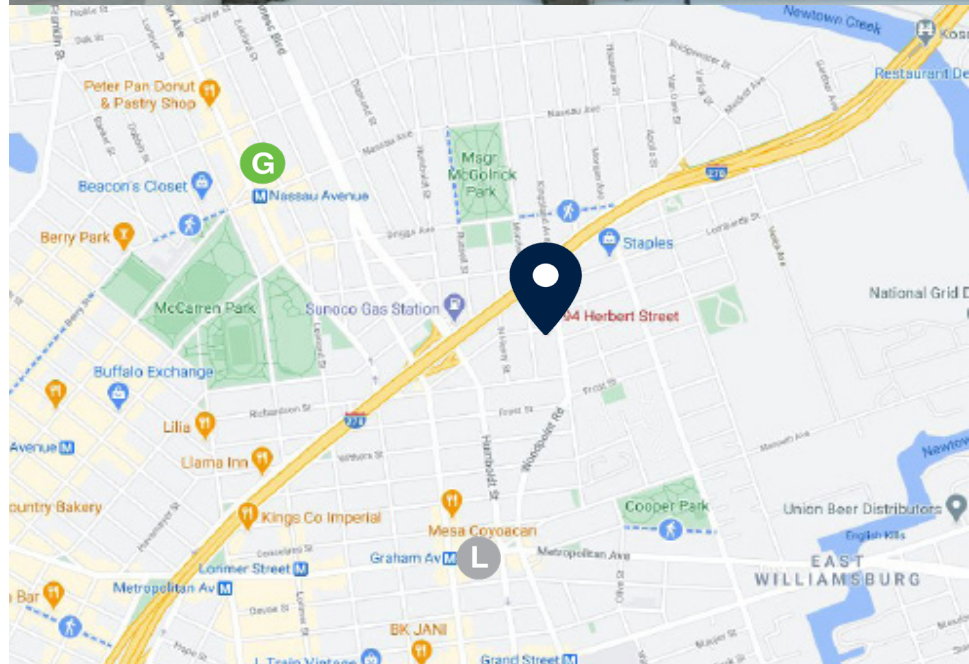
\$1,650,000

SALE METRICS

2,088 Approx SF	3 Apts # of Units
0.74% Current Cap Rate	55.00x Current GRM
4.16% Pro Forma Cap Rate	18.33x Pro Forma GRM
\$790 Price/SF	\$550,000 Price/Unit

PROPERTY DESCRIPTION

BLOCK & LOT:	02833-0005
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Monitor St & Kingsland Ave
PROPERTY DIMENSIONS:	20 ft x 32 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	3 Apts
TOTAL SQUARE FOOTAGE:	2,088
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A



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INCOME & EXPENSES

INCOME

UNIT	TYPE	CURRENT	PRO FORMA	COMMENTS
1	1 BR 1 BA	-	\$2,500	Vacant
2	1 BR 1 BA	-	\$2,500	Vacant
3	2 BR 1 BA	\$2,500	\$2,500	Lease Exp. April 2021
MONTHLY:		\$2,500	\$7,500	
ANNUALLY:		\$30,000	\$90,000	

EXPENSES

		CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$	30,000	\$ 90,000
VACANCY/COLLECTION LOSS (3%):	\$	(900)	\$ (2,700)
EFFECTIVE GROSS INCOME:	\$	29,100	\$ 87,300
REAL ESTATE TAXES (1):	\$	(5,108)	\$ (5,108)
FUEL:	\$	(2,088)	\$ (2,088)
WATER AND SEWER:	\$	(2,700)	\$ (2,700)
INSURANCE:	\$	(1,350)	\$ (1,350)
COMMON AREA ELECTRIC:	\$	(1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$	(1,350)	\$ (1,350)
PAYROLL:	\$	(2,400)	\$ (2,400)
MANAGEMENT (3%):	\$	(873)	\$ (2,619)
TOTAL EXPENSES:	\$	(16,869)	\$ (18,615)
NET OPERATING INCOME:	\$	12,231	\$ 68,685

FLOOR PLANS



94 Herbert Street, Townhouse, Brooklyn