

I PRG

6801 4TH AVENUE
BROOKLYN, NY 11220

EXCLUSIVE OFFERING MEMORANDUM



718.360.8801

iprg.com



OFFERING PRICE

\$2,350,000

INVESTMENT HIGHLIGHTS

4 Apts & 3 Stores
of Units

5,856
Approx SF

6.56%
Pro Forma Cap Rate

11.00x
Pro Forma GRM

\$335,714
Price/Unit

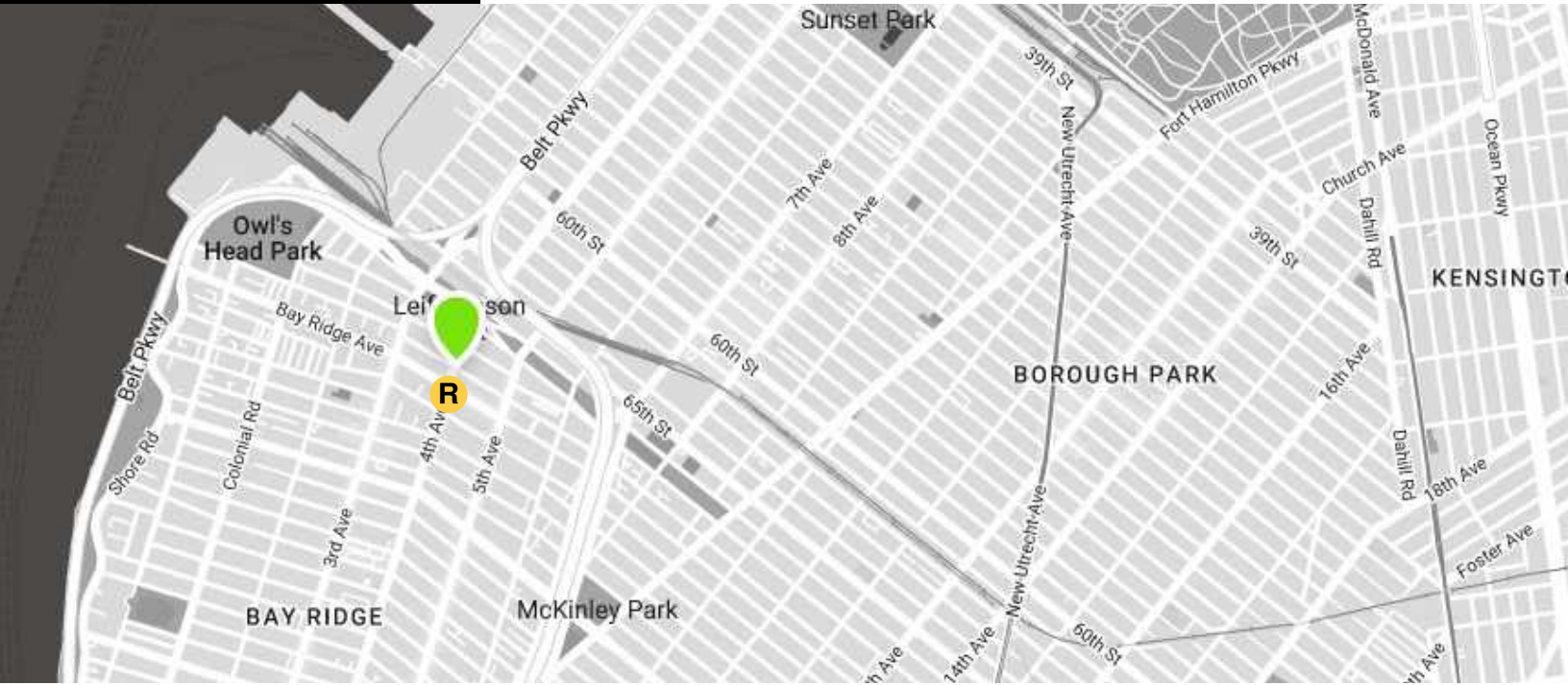
\$401
Price/SF

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	PF R/SF	COMMENTS
1F	2 BR	976	\$1,600	\$2,200	\$27	FM - MTM
1R	3 BR	976	\$1,800	\$2,700	\$33	FM - MTM
2F	2 BR	976	\$1,500	\$2,200	\$27	FM - MTM
2R	3 BR	976	\$1,800	\$2,700	\$33	FM - MTM
Corner Retail	Corner Deli	952	\$0	\$4,200	\$52.94	VACANT
Middle Retail	Barber Shop	500	\$1,180	\$1,900	\$45.60	MTM
Rear Retail	Salon	500	\$1,000	\$1,900	\$45.60	MTM
		MONTHLY:	\$8,880	\$17,800		
		ANNUALLY:	\$106,560	\$213,600		

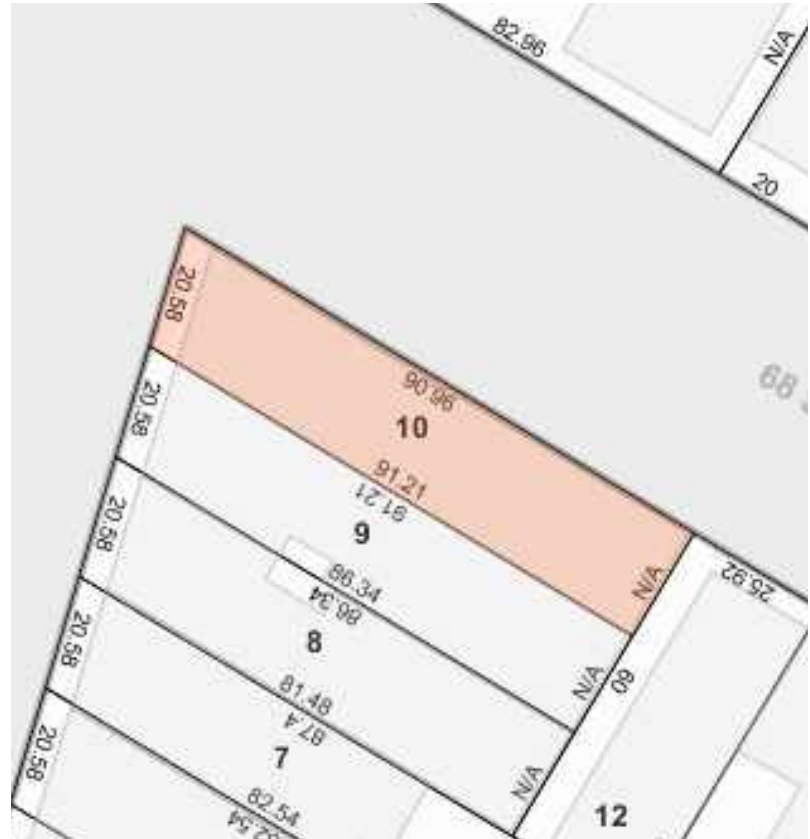
EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 106,560	\$ 213,600
VACANCY/COLLECTION LOSS (3%):	\$ (3,197)	\$ (6,408)
EFFECTIVE GROSS INCOME:	\$ 103,363	\$ 207,192
REAL ESTATE TAXES (2B):	\$ (30,663)	\$ (30,663)
FUEL:	\$ (4,685)	\$ (4,685)
WATER AND SEWER:	\$ (3,800)	\$ (3,800)
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%):	\$ (3,197)	\$ (6,408)
TOTAL EXPENSES:	\$ (49,745)	\$ (52,956)
NET OPERATING INCOME:	\$ 53,618.60	\$ 154,236



PROPERTY DESCRIPTION

BLOCK & LOT:	05864-0010
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	Corner of 4th Ave & 68th St
BUILDING DIMENSIONS:	20.58 ft x 96 ft
LOT DIMENSIONS:	20.58 ft x 96 ft
# OF UNITS:	4 Apts & 3 Stores
APPROX. TOTAL SF:	5,856
ZONING:	R7B, C2-3, BR
FAR:	3.0
TAX CLASS:	2B



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

RESIDENTIAL PHOTOS



COMMERCIAL PHOTOS



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