

An aerial, black-and-white photograph of a city street corner in Brooklyn, NY. The central focus is a two-story white building with a flat roof and several windows. To its right is a taller, older brick building. The street is lined with parked cars, and a white ambulance is visible in the lower right. A 'STOP' sign is painted on the pavement. The text '742 LIBERTY AVENUE, BROOKLYN, NY 11208' is overlaid in large white letters across the middle of the image.

742 LIBERTY AVENUE, BROOKLYN, NY 11208

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENT

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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, including the regulatory status of apartments. 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.

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INVESTMENT PRICING





OFFERING PRICE
\$1,995,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

AS MIXED-USE

2 Apts & 1 Comm.
 # of Units

6.73%
 Pro-Forma Cap Rate

7,109
 Approx. SF

\$281
 Price/SF

AS DEVELOPMENT

75.3 x 100 ft
 Lot Dimensions

27,036
 Residential Buildable SF

R6A, C2-4 - MIH District
 Zoning

\$74
 \$/Buildable SF

INCOME

UNIT	TYPE	APPROX. SF	PRO FORMA	PF RPSF	COMMENTS
Apt 1	3 BR	870	\$2,600	\$35.86	FM
Apt 2	3 BR	870	\$2,600	\$35.86	FM
Front	Commercial	4,020	\$7,000	\$20.90	Owner Occupied
Rear	Commercial	665	\$1,500	\$27.07	Vacant
Land	Vacant Lot	2,395	\$2,000	\$10.02	Vacant

MONTHLY: \$15,700
ANNUALLY: \$188,400

EXPENSES

	PRO FORMA
GROSS OPERATING INCOME:	\$ 188,400
VACANCY/COLLECTION LOSS (3%):	\$ (5,652)
EFFECTIVE GROSS INCOME:	\$ 182,748
REAL ESTATE TAXES (4):	\$ (30,775)
FUEL:	\$ (2,000)
WATER AND SEWER:	\$ (1,800)
INSURANCE:	\$ (3,500)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (1,500)
PAYROLL:	\$ (2,400)
MANAGEMENT (3%):	\$ (5,482)
TOTAL EXPENSES:	\$ (48,457)
NET OPERATING INCOME:	\$ 134,291

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 742 Liberty Avenue. The subject property is located on the corner of Liberty Ave & Essex St in East New York.

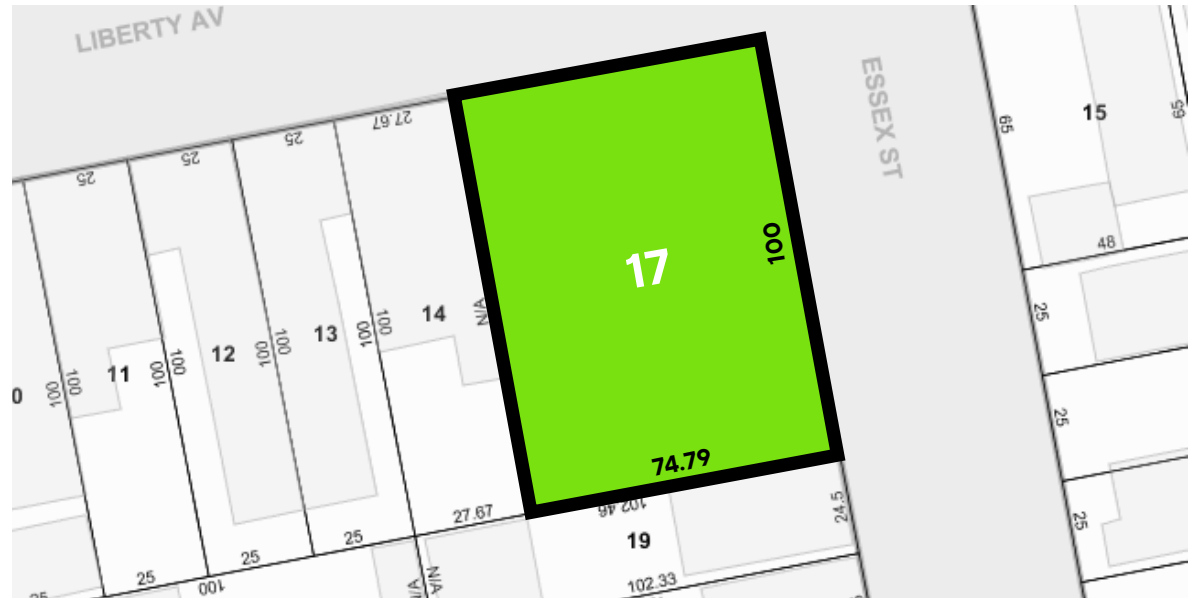
The property sits on an approx. 7,510 SF Lot allowing for 27,036 Residential buildable SF. There is an existing 7,109 SF structure offering 2 residential units over 1 commercial which will be delivered vacant. The site is located within a MIH district.

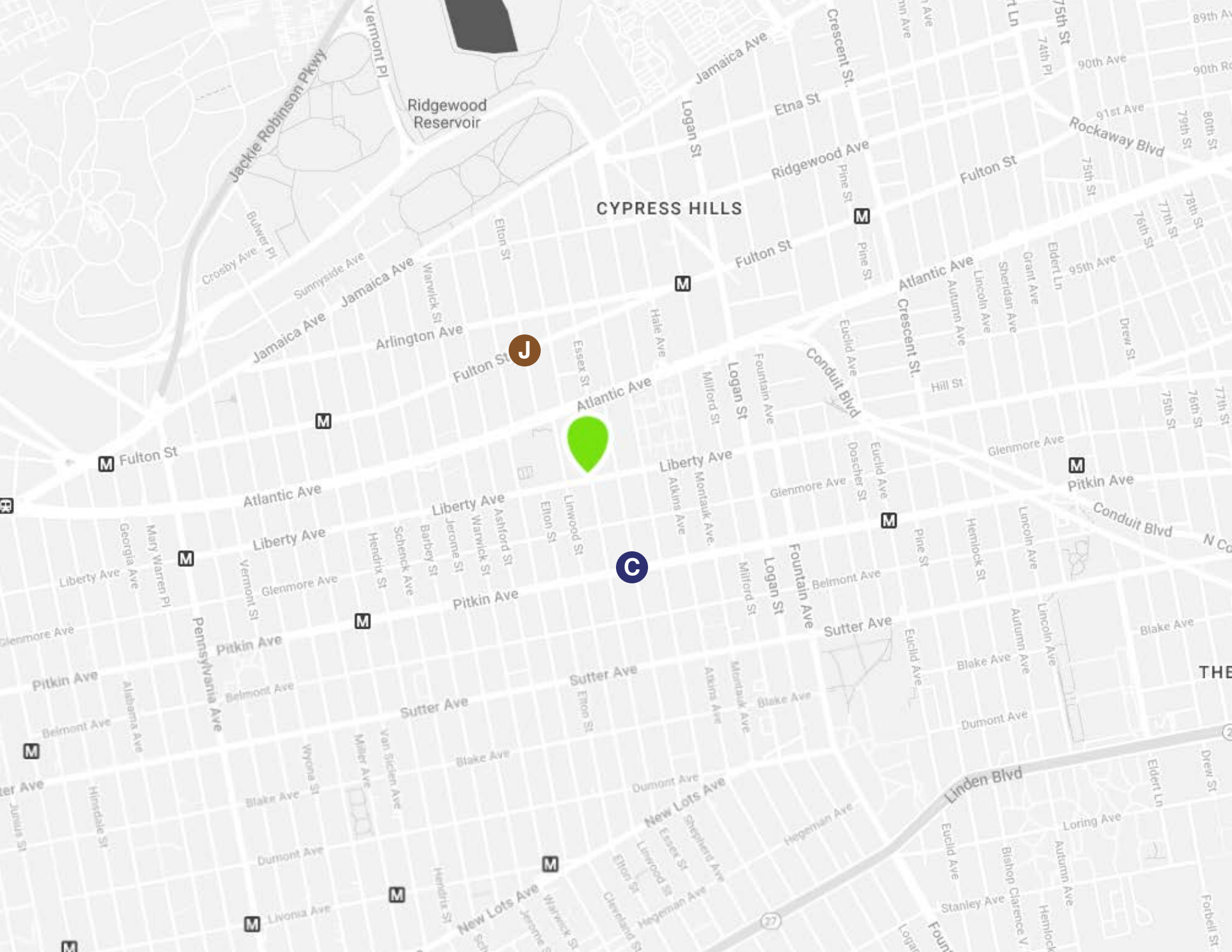
The property is located 2 blocks from the Shepherd Ave "C" train subway station and Cleveland St "J" train subway station.

BUILDING INFORMATION

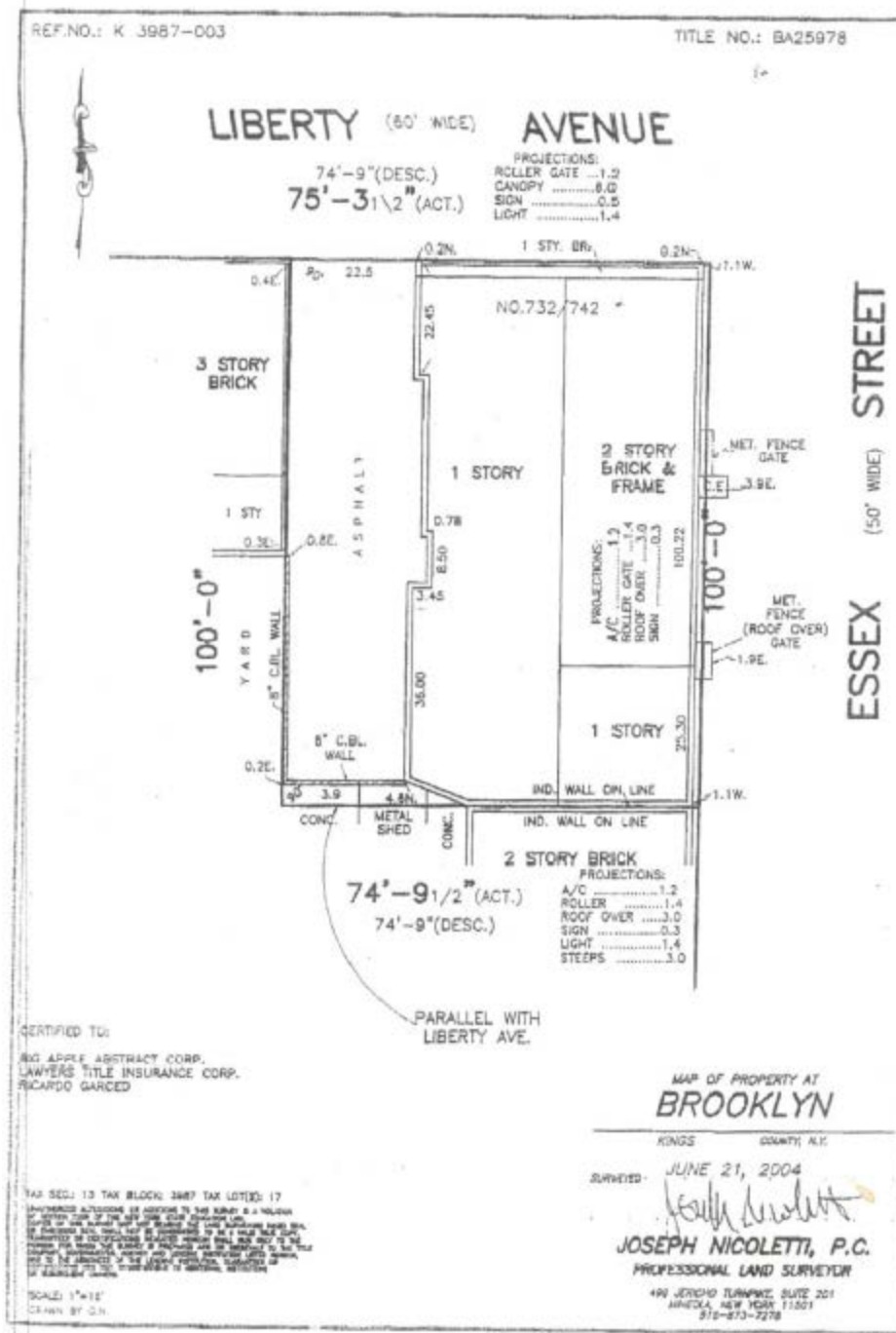
BLOCK & LOT:	03987-0017
NEIGHBORHOOD:	East New York
CROSS STREETS:	Corner of Essex St & Liberty Ave
BUILDING DIMENSIONS:	52 ft x 100 ft
LOT DIMENSIONS:	75.3 ft x 100 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	7,109
APPROX. TOTAL BUILDABLE SF:	27,036 / 22,530
ZONING:	R6A, C2-4 - MIH District
FAR:	3.6 / 3.0 (Resi. / CF) - MIH District
TAX CLASS:	4
NOTES:	Assumes Delivered Vacant

TAX MAP





PROPERTY SURVEY



An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. Several large, multi-story buildings are visible, including a prominent one with a rounded top. The surrounding area is densely packed with urban structures and greenery.

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