



**443 BUSHWICK AVENUE, BROOKLYN, NY 11206**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



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FOR MORE INFORMATION,  
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# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**  
**\$2,000,000**

**INVESTMENT HIGHLIGHTS**

6 Apts & 1 Store  
# of Units

6,384  
Approx. SF

6.29%  
Current Cap Rate

\$285,714  
Price/Unit

\$313  
Price/SF

11.39x  
Current GRM

# INCOME

UNIT	TYPE	APPROX SF	CURRENT	\$/SF	STATUS	NOTES
1A	1 BR 1 BTH	750	\$1,160	\$18.56	RS	2 Year Lease
2A	1 BR 1 BTH	750	\$1,730	\$27.68	RS	2 Year Lease
1B	2 BR 1 BTH	750	\$1,800	\$28.80	RS	2 Year Lease
2B	2 BR 1 BTH	750	\$2,310	\$36.96	RS	2 Year Lease
1C	2 BR 1 BTH	750	\$1,920	\$30.72	RS	2 Year Lease
2C	2 BR 1 BTH	750	\$2,000	\$32.00	RS	2 Year Lease
<b>Curry in Handi</b>	Restaurant	800	\$3,710	\$55.65	12/31/2031	Pays 25% Of Water, 6% Annual Increases
		MONTHLY:	\$14,630			
		<b>ANNUALLY:</b>	<b>\$175,560</b>			

# EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 175,560
VACANCY/COLLECTION LOSS (3%):	\$ (5,267)
EFFECTIVE GROSS INCOME:	\$ 170,293
REAL ESTATE TAXES (2B):	\$ (11,845)
FUEL:	\$ (7,661)
WATER AND SEWER:	\$ (6,300)
WATER REIMBURSEMENT:	\$ 1,575
INSURANCE:	\$ (9,000)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (2,700)
PAYROLL:	\$ (2,400)
MANAGEMENT (3%):	\$ (5,109)
TOTAL EXPENSES:	\$ (44,440)
<b>NET OPERATING INCOME:</b>	<b>\$ 125,854</b>

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 443 Bushwick Avenue. The subject property is located between Cook Street & Flushing Avenue in Williamsburg, Brooklyn.

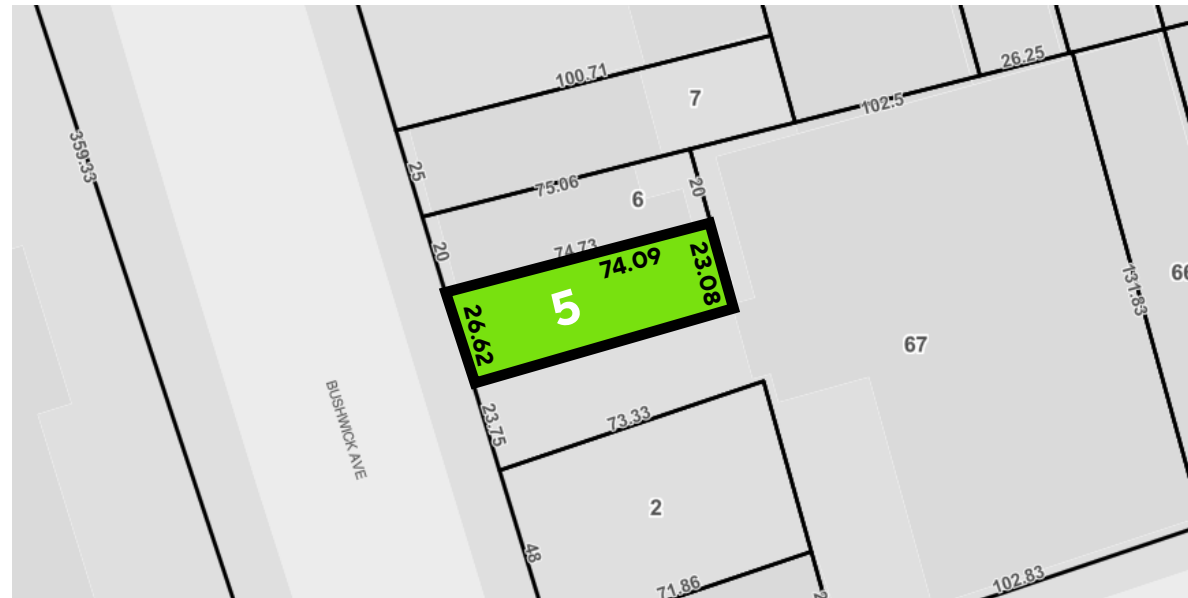
The property offers 6 apartments and 1 store . All of the residential units are rent stabilized. The property is built 26.58 ft x 60 ft, offering approximately 6,384 square feet. 443 Bushwick Avenue sits on a 26.58 ft x 74.67 ft lot.

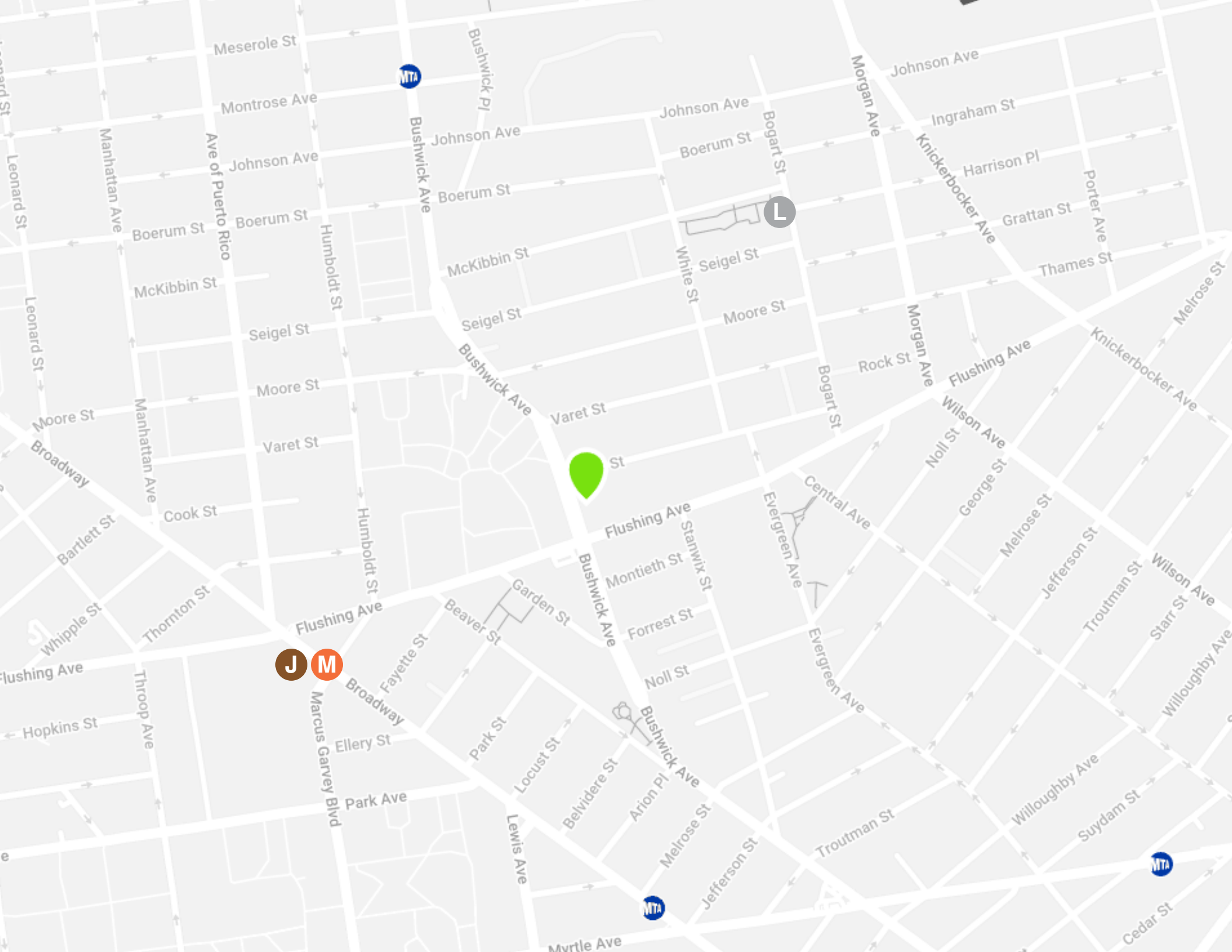
The property is located in close proximity to the J, M and L subway lines.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	03123-0005
<b>NEIGHBORHOOD:</b>	Williamsburg
<b>CROSS STREETS:</b>	Cook St & Flushing Ave
<b>BUILDING DIMENSIONS:</b>	26.58 ft x 60 ft
<b>LOT DIMENSIONS:</b>	26.58 ft x 74.67 ft
<b># OF UNITS:</b>	6 Apartments & 1 Store
<b>APPROX. TOTAL SF:</b>	6,384
<b>ZONING:</b>	M1-1
<b>FAR:</b>	1
<b>TAX CLASS:</b>	2B

## TAX MAP









# IPRG

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**BROOKLYN, NY 11206**

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