

**1112 FLATBUSH AVENUE, BROOKLYN, NY 11226**

**EXCLUSIVE OFFERING MEMORANDUM**

326-1890

SUPPLIES  
& BEAUTY  
AGENTS

99¢

BEAN  
DUCTS

**SOLUTION**  
Management Group

Income Tax • Mortgages  
& Real Estate

BOOK KEEPING • BUSINESS & INDIVIDUAL TAXES

718-462-4200

1112

718-462-4200

**BELLADONNA**  
FASHION  
GROUP

*Belladonna*  
**FASHION GROUP**  
WHOLESALE

347-240-1526

1110 Flatbush Ave.

**FOR RENT**  
302-7755

**IPRG**



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# I PRG

## INVESTMENT PRICING







**OFFERING PRICE**  
**\$1,450,000**

**INVESTMENT HIGHLIGHTS**

2 Apts & 1 Store  
 # of Units

4,180  
 Approx. SF

5.43%  
 Current Cap Rate

7.61%  
 Pro Forma Cap Rate

\$483,333  
 Price/Unit

\$347  
 Price/SF

13.81x  
 Current GRM

10.51x  
 Pro Forma GRM

## INCOME

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	PF RPSF
1	3 BD 2 BA	1,000	\$2,400	\$3,500	\$42.00
2	3 BD 2 BA	1,050	\$2,100	\$3,500	\$40.00
<b>Store</b>	Income Tax Mortgages & Real Estate	1,900	\$4,250	\$4,500	\$28.42
		MONTHLY:	\$8,750	\$11,500	
		<b>ANNUALLY:</b>	<b>\$105,000</b>	<b>\$138,000</b>	

## EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 105,000	\$ 138,000
VACANCY/COLLECTION LOSS (3%):	\$ (3,150)	\$ (4,140)
EFFECTIVE GROSS INCOME:	\$ 101,850	\$ 133,860
REAL ESTATE TAXES (1):	\$ (10,721)	\$ (10,721)
FUEL:	\$ -	\$ -
WATER AND SEWER:	\$ (1,900)	\$ (1,900)
INSURANCE:	\$ (2,000)	\$ (1,000)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (1,000)	\$ (1,000)
PAYROLL:	\$ (2,300)	\$ (2,400)
MANAGEMENT (3%):	\$ (4,200)	\$ (5,520)
TOTAL EXPENSES:	\$ (23,121)	\$ (23,541)
<b>NET OPERATING INCOME:</b>	<b>\$ 78,729</b>	<b>\$ 110,319</b>



# I PRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1112 Flatbush Avenue. The subject property is located between Cortelyou Road and Dorchester Road in Flatbush, Brooklyn.

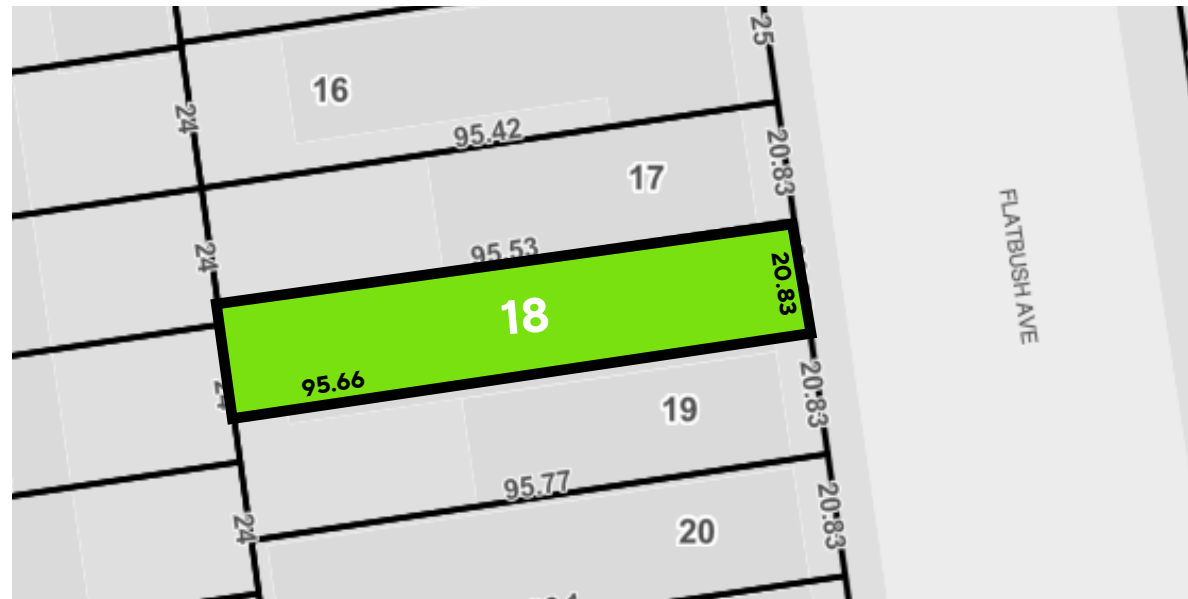
The property offers 2 apartments & 1 store. The property is built 20.83 ft x 55 ft, offering approximately 4,180 square feet. 1112 Flatbush Avenue sits on a 20.83 ft x 95.58 ft lot.

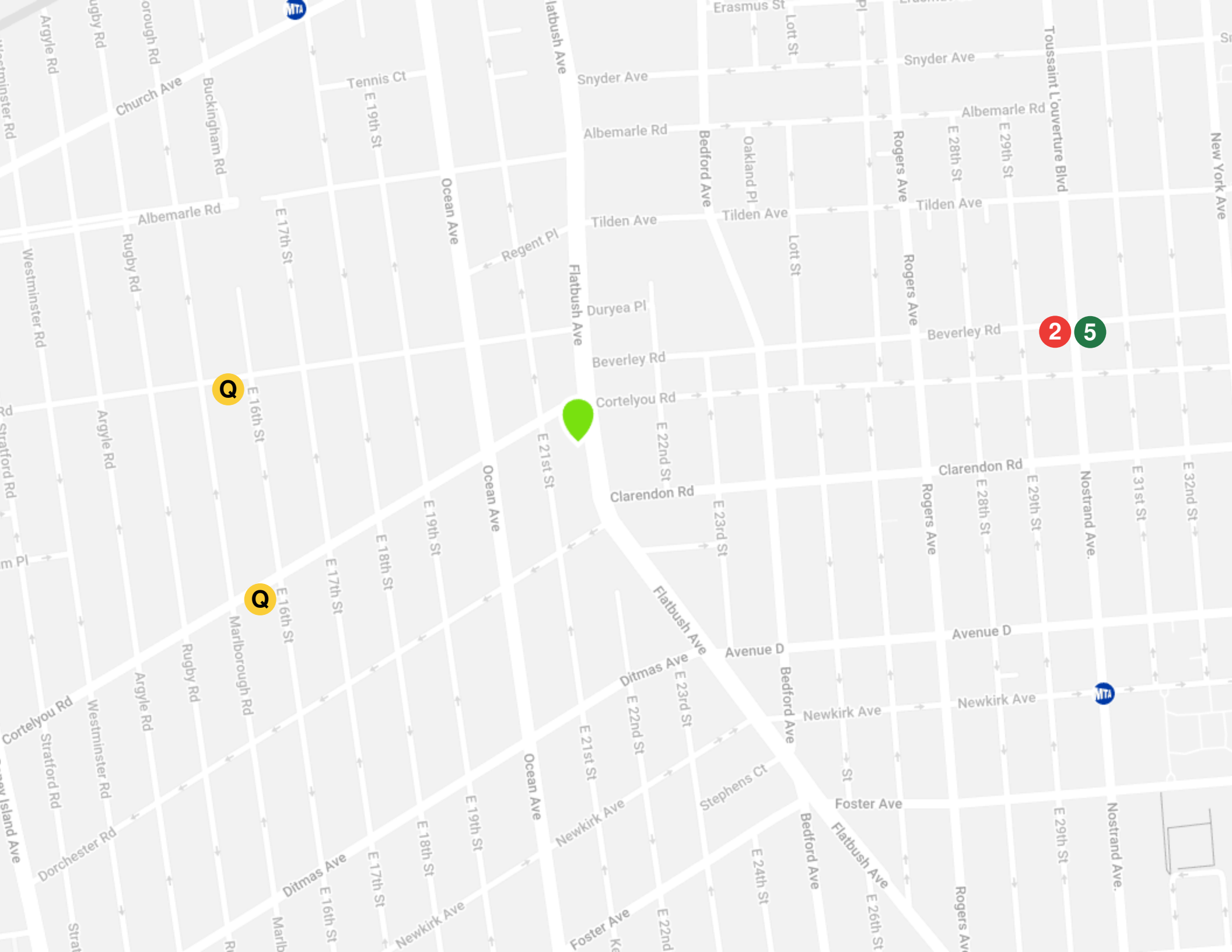
The property is located within walking distance to the 2, 5, & Q subway lines.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	05164-0018
<b>NEIGHBORHOOD:</b>	Flatbush
<b>CROSS STREETS:</b>	Cortelyou Rd & Dorchester Rd
<b>BUILDING DIMENSIONS:</b>	20.83 ft x 55 ft
<b>LOT DIMENSIONS:</b>	20.83 ft x 95.58 ft
<b># OF UNITS:</b>	2 Apartments & 1 Store
<b>APPROX. TOTAL SF:</b>	4,180
<b>ZONING:</b>	R7A, R6A, C2-4
<b>FAR:</b>	4.0
<b>TAX CLASS:</b>	1

## TAX MAP







# PROPERTY PHOTOS





# IPRG

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BROOKLYN, NY 11226

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