

**1337 FULTON STREET, BROOKLYN, NY 11216**

**EXCLUSIVE OFFERING MEMORANDUM**

GREATER ZION SHILOH  
BAPTIST CHURCH

**A&A BAKE & DOUBLES SHOP**  
— The Double King —

**Roti Shop**  
1337

**Fulton GOURMET & DELI CORP.** 1339

**IPRG**



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FOR MORE INFORMATION,  
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# I PRG

## INVESTMENT PRICING





**OFFERING PRICE**  
**\$2,100,000**

**INVESTMENT HIGHLIGHTS**

6 Apts & 1 Store  
# of Units

5,200  
Approx. SF

5.44%  
Legal Cap Rate

5.33%  
Preferential Cap Rate

\$300,000  
Price/Unit

\$404  
Price/SF

12.49x  
Legal GRM

13.21x  
Preferential GRM

# INCOME

UNIT	TYPE	APPROX. SF	LEGAL RENT	PREFERENTIAL RENT	PF R/SF	STATUS
2F	Studio	500	\$1,308.27	\$1,274.54	\$31	Rent Stabilized
2R	Studio	500	\$1,793.75	\$1,100.00	\$26	Rent Stabilized
3F	Studio	500	\$1,307.29	\$1,307.29	\$31	Rent Stabilized
3R	Studio	500	\$908.42	\$908.42	\$22	Rent Stabilized
4F	Studio	500	\$1,239.00	\$1,239.00	\$30	Rent Stabilized
4R	Studio	500	\$1,454.47	\$1,419.00	\$34	Rent Stabilized
<b>Restaurant</b>	A&A Bake & Doubles Shop	1,200	\$5,995.00	\$6,000.00	\$60	
		MONTHLY:	\$14,006.20	\$13,248.25		
		<b>ANNUALLY:</b>	<b>\$168,074.40</b>	<b>\$158,979.00</b>		

# EXPENSES

	LEGAL	PREFERENTIAL
GROSS OPERATING INCOME:	\$ 168,074	\$ 158,979
VACANCY/COLLECTION LOSS (3%):	\$ (5,042)	\$ (4,769)
EFFECTIVE GROSS INCOME:	\$ 163,032	\$ 154,210
REAL ESTATE TAXES (2A):	\$ (16,482)	\$ (16,482)
FUEL:	\$ (4,320)	\$ (4,320)
WATER AND SEWER:	\$ (5,700)	\$ (5,700)
INSURANCE:	\$ (6,300)	\$ (3,000)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,000)	\$ (3,000)
PAYROLL:	\$ (3,600)	\$ (2,400)
MANAGEMENT (5%):	\$ (8,404)	\$ (6,359)
TOTAL EXPENSES:	\$ (48,806)	\$ (42,261)
<b>NET OPERATING INCOME:</b>	<b>\$ 114,226</b>	<b>\$ 111,948</b>

# I PRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1337 Fulton Street. The subject property is a rent stabilized mixed-use asset located between Nostrand Avenue & Verona Place in Bedford Stuyvesant, Brooklyn.

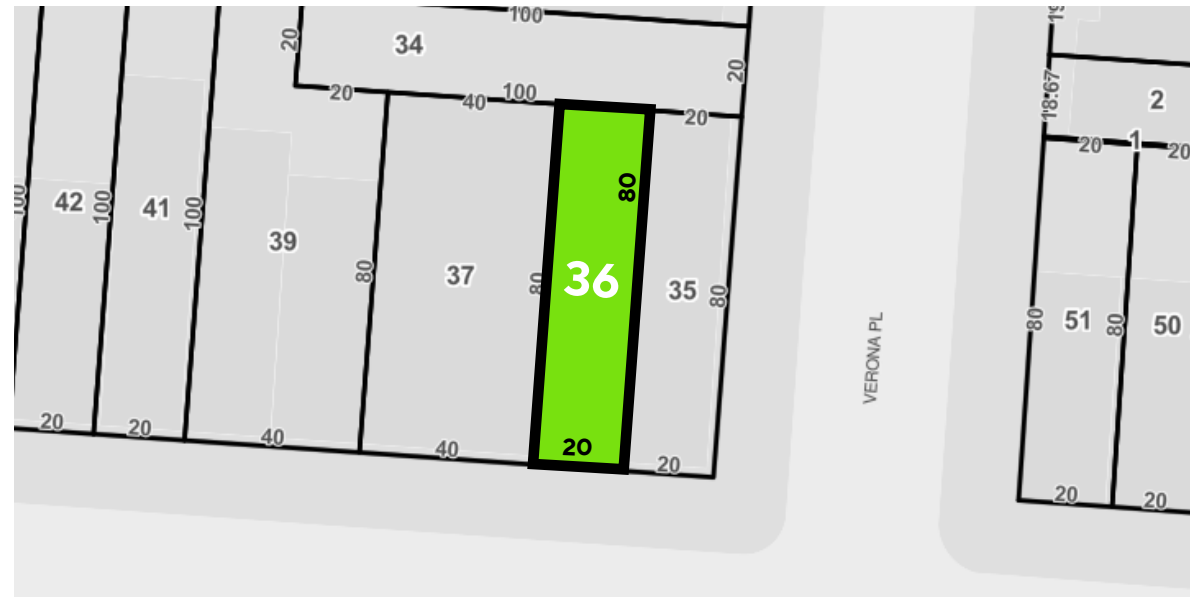
The property offers 6 apartments & 1 store. The building measures 20 ft x 80 ft on the ground floor and 20 ft x 60 feet on floors 2 through 4, offering 5,200 square feet. 1337 Fulton Street sits on a 20 ft x 80 lot.

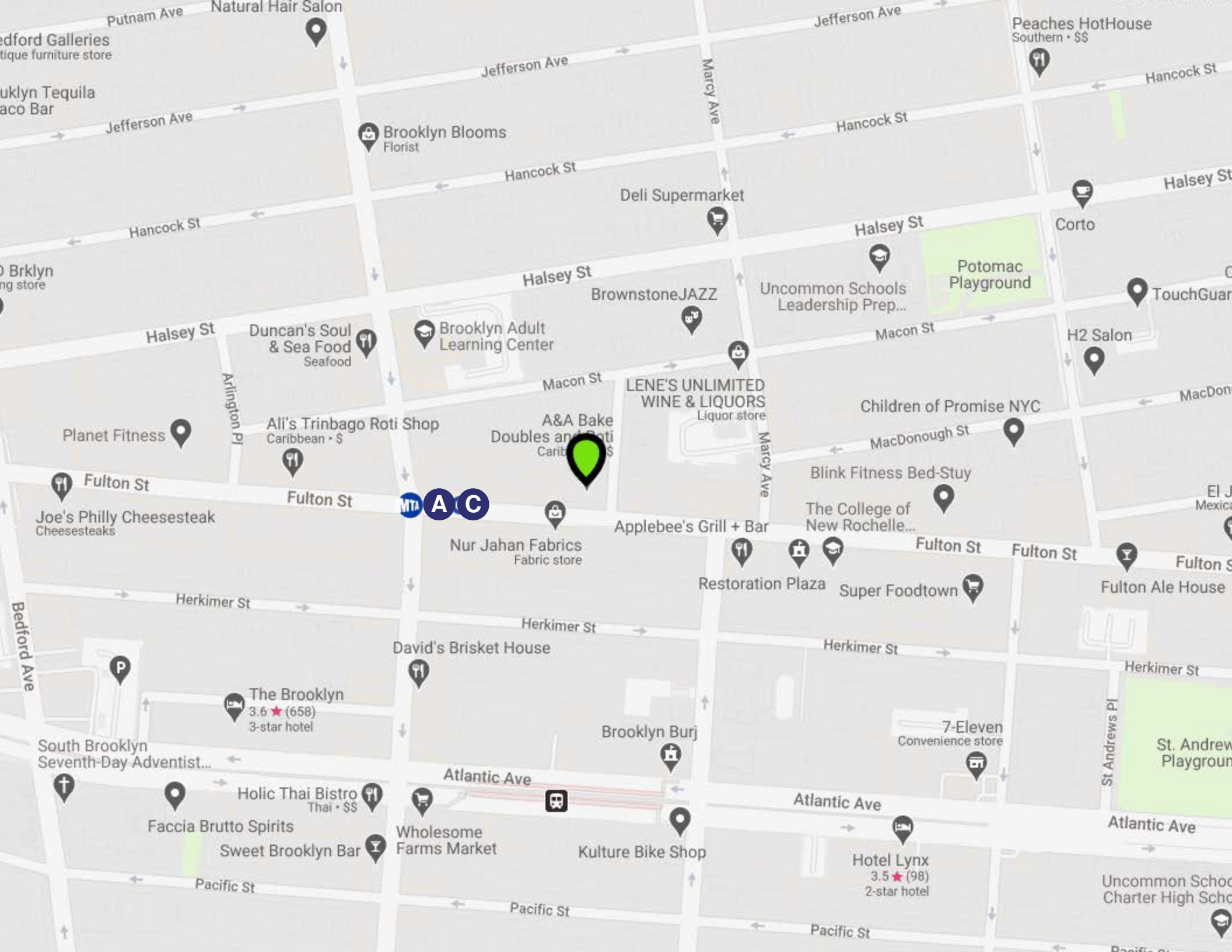
The property is located 300 feet away from the Nostrand Avenue A & C subway station.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	01849-0036
<b>NEIGHBORHOOD:</b>	Bedford-Stuyvesant
<b>CROSS STREETS:</b>	Verona Pl & Nostrand Ave
<b>BUILDING DIMENSIONS:</b>	20 ft x 60 ft
<b>LOT DIMENSIONS:</b>	20 ft x 80 ft
<b># OF UNITS:</b>	6 Apts & 1 Store
<b>APPROX. TOTAL SF:</b>	5,200
<b>ZONING:</b>	R7D, C2-4
<b>FAR:</b>	4.2
<b>TAX CLASS:</b>	2A

## TAX MAP





MTA A C



Brooklyn Blooms Florist

Planet Fitness

Joe's Philly Cheesesteak Cheesesteaks

The Brooklyn 3.6 (658) 3-star hotel

Faccia Brutto Spirits Sweet Brooklyn Bar

Wholesome Farms Market

Kulture Bike Shop

Hotel Lynx 3.5 (98) 2-star hotel

David's Brisket House

Brooklyn Burj

Atlantic Ave

Atlantic Ave

7-Eleven Convenience store

Restoration Plaza

Super Foodtown

Applebee's Grill + Bar

The College of New Rochelle...

Blink Fitness Bed-Stuy

Children of Promise NYC

LENE'S UNLIMITED WINE & LIQUORS Liquor store

A&A Bake Doubles and Roti Caribbean

Ali's Trinbago Roti Shop Caribbean

Duncan's Soul & Sea Food Seafood

Brooklyn Adult Learning Center

BrownstoneJAZZ

Uncommon Schools Leadership Prep...

Potomac Playground

Corto

Peaches HotHouse Southern

Brooklyn Tequila Taco Bar

Brooklyn clothing store

Bedford Galleries antique furniture store

Natural Hair Salon





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