



**287 CLARKSON AVENUE, BROOKLYN, NY 11226**

**EXCLUSIVE OFFERING MEMORANDUM**

**IPRG**



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FOR MORE INFORMATION,  
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# IPRG

## INVESTMENT PRICING





**OFFERING PRICE**

**\$1,250,000**

## INVESTMENT HIGHLIGHTS

8 Apartments  
# of Units

8,000  
Approx. SF

7.82%  
Current Cap Rate

\$156,250  
Price/Unit

\$156  
Price/SF

7.42x  
Current GRM

# INCOME

UNIT	APPROXIMATE SF	CURRENT	STATUS	NOTES
1L	875	\$1,352	Rent Stabilized	\$20,000 in Arrears
1R	875	\$1,050	Rent Stabilized	
2L	875	\$1,561	Rent Stabilized	
2R	875	\$3,300	Rent Stabilized	Legal rent \$4,000
3L	875	\$1,113	Rent Stabilized	\$5,000 in Arrears
3R	875	\$1,054	Rent Stabilized	\$5,000 in Arrears
4L	875	\$3,550	Rent Stabilized	Legal Rent \$4,000
4R	875	\$1,059	Rent Stabilized	\$30,000 in Arrears

MONTHLY: \$14,039

**ANNUALLY: \$168,468**

# EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 168,468
VACANCY/COLLECTION LOSS (3%):	\$ (8,423)
EFFECTIVE GROSS INCOME:	\$ 160,045
REAL ESTATE TAXES (2B):	\$ (21,181)
FUEL (ACTUAL):	\$ (7,700)
WATER AND SEWER:	\$ (7,200)
INSURANCE:	\$ (8,000)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (4,000)
PAYROLL:	\$ (3,600)
MANAGEMENT (3%):	\$ (9,603)
TOTAL EXPENSES:	\$ (62,284)
<b>NET OPERATING INCOME:</b>	<b>\$ 97,761</b>

# IPRG

## PROPERTY INFORMATION



## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 287 Clarkson Avenue. The subject property is located between Nostrand Ave & Rogers Ave in Prospect-Lefferts-Gardens, Brooklyn.

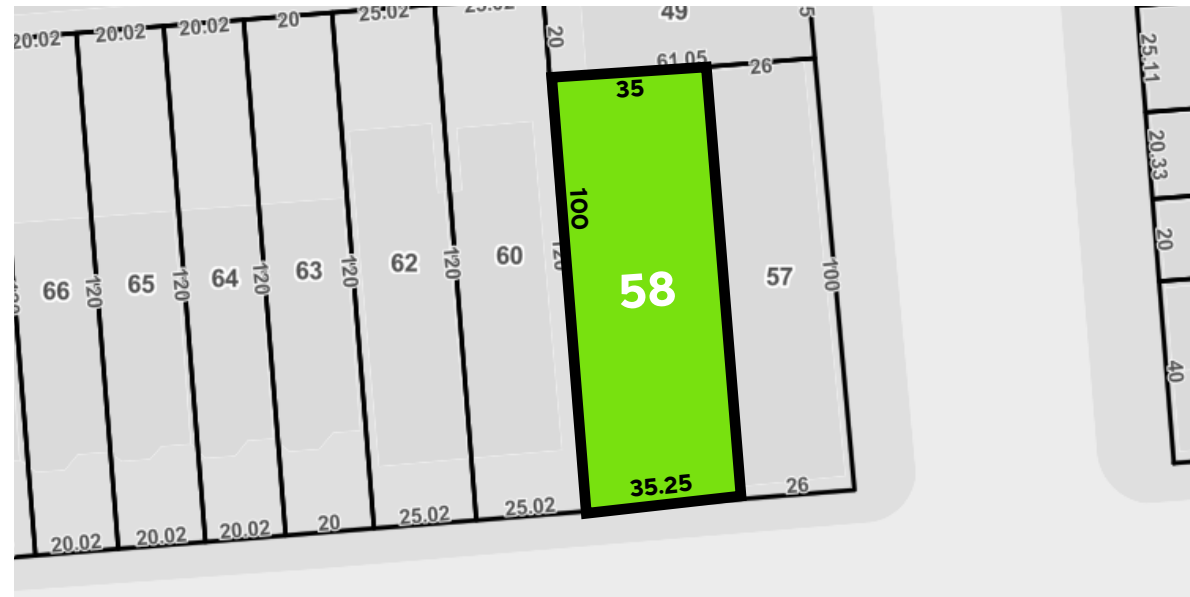
The property offers 8 apartments. All of the units are rent stabilized. The property is built 25 ft x 80 ft, offering approximately 8,000 square feet. 287 Clarkson Avenue sits on a 32.25 ft x 100 ft lot.

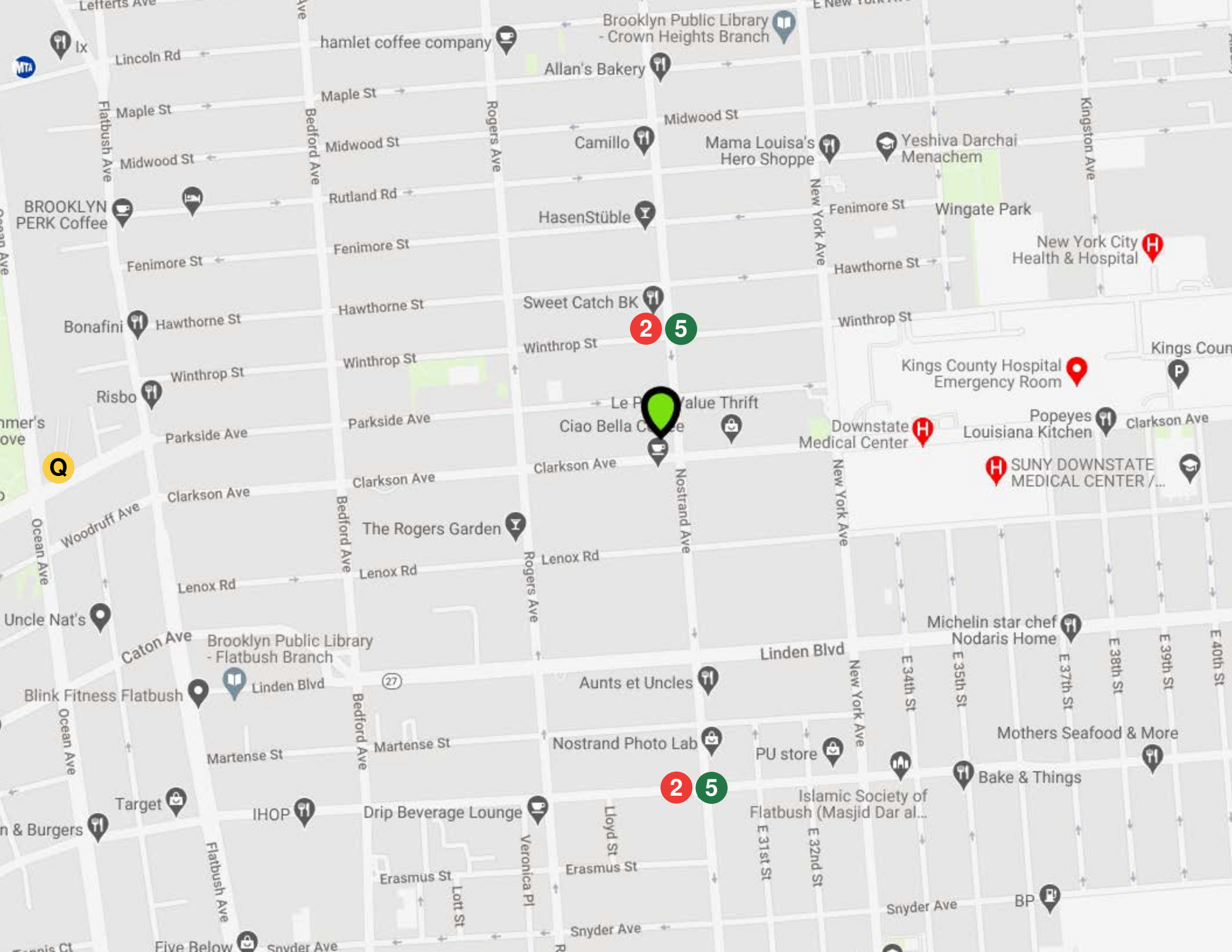
The property is located within walking distance to the 2, 5, & Q Subway Lines.

## BUILDING INFORMATION

<b>BLOCK &amp; LOT:</b>	05057-0058
<b>NEIGHBORHOOD:</b>	Prospect-Lefferts-Gardens
<b>CROSS STREETS:</b>	Nostrand Ave & Rogers Ave
<b>BUILDING DIMENSIONS:</b>	25 ft x 80 ft
<b>LOT DIMENSIONS:</b>	32.25 ft x 100 ft
<b># OF UNITS:</b>	8 Apartments
<b>APPROX. TOTAL SF:</b>	8,000
<b>ZONING:</b>	R6, C2-3
<b>FAR:</b>	2.43
<b>TAX CLASS:</b>	2B

## TAX MAP





2

5

2

5



## ADDITIONAL PROPERTY PHOTOS - UNIT 4L





# IPRG

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BROOKLYN, NY 11226

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