

An aerial photograph of a city skyline, likely New York City, with a dense cluster of skyscrapers in the background. In the foreground, a large residential or commercial building complex is visible. A specific building within this complex is highlighted with a bright green outline. The building has a white facade on the upper floors and a brick facade on the lower floors. The surrounding area is filled with other buildings, trees, and a street with parked cars.

157 HURON STREET, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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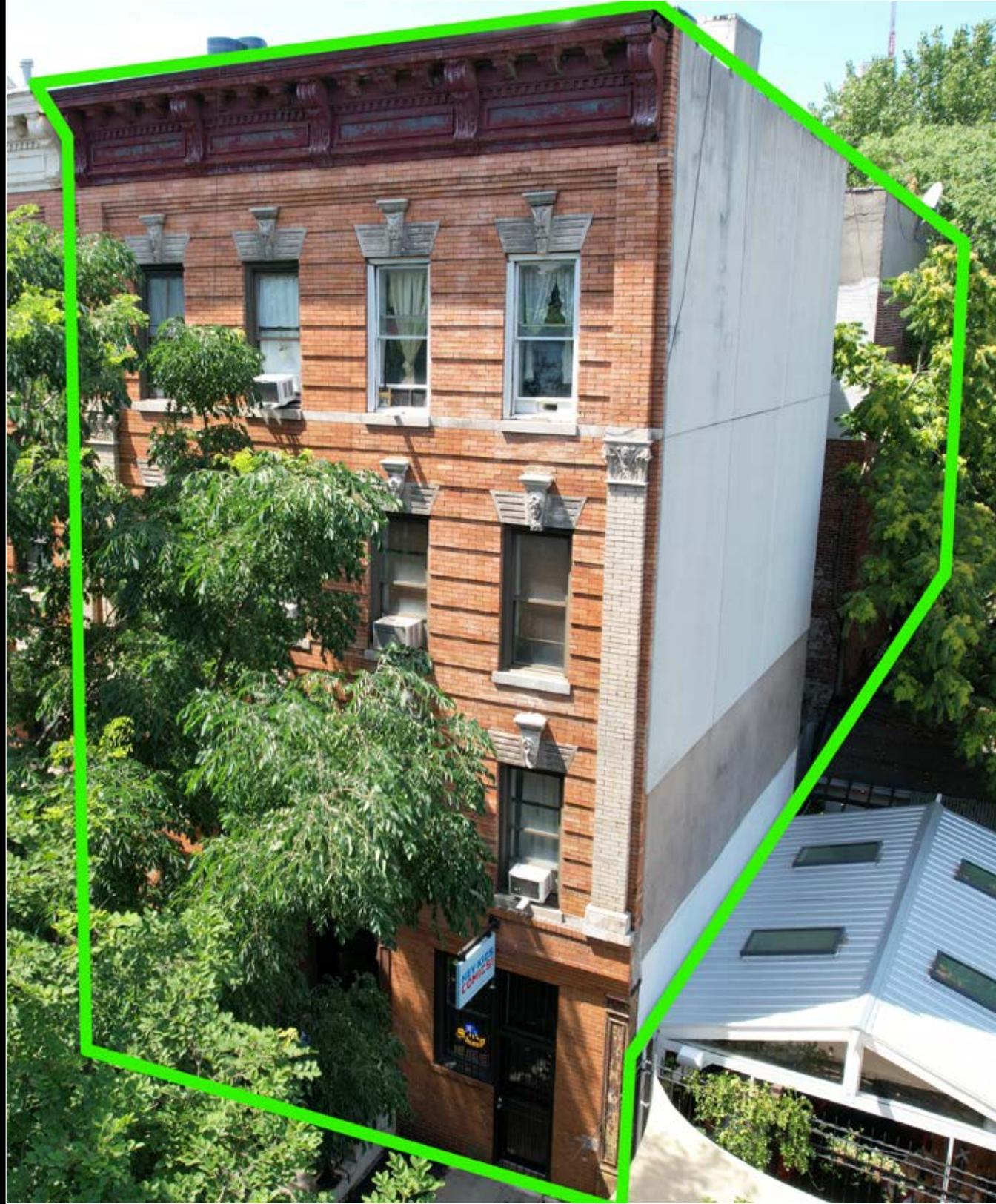
FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING





OFFERING PRICE
\$2,900,000

INVESTMENT HIGHLIGHTS

8 Apts & 1 Store
of Units

7,645
Approx. SF

5.52%
Current Cap Rate

\$322,222
Price/Unit

\$379
Price/SF

13.41x
Current GRM

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	CURRENT RPSF	STATUS	LEASE EXPIRY
1L	3 BR 1 BTH	900	\$1,208.23	\$16.11	RS	8/31/2024
1R	2 BR 1 BTH	650	\$2,025.00	\$37.38	FM	5/31/2024
2L	3 BR 1 BTH	900	\$2,633.00	\$35.11	FM	6/30/2023
2R	3 BR 1 BTH	900	\$2,730.00	\$36.40	FM	5/31/2024
3L	3 BR 1 BTH	900	\$2,624.00	\$34.99	FM	4/30/2024
3R	3 BR 1 BTH	900	\$1,956.55	\$26.09	RS	8/31/2024
4L	3 BR 1 BTH	900	\$2,805.00	\$37.40	FM	1/31/2024
4R	3 BR 1 BTH	900	-	-	FM	Vacant
Comic Book Store	Retail	250	\$2,035.33	\$97.70	-	9/30/2024

MONTHLY: \$18,017
ANNUALLY: \$216,205

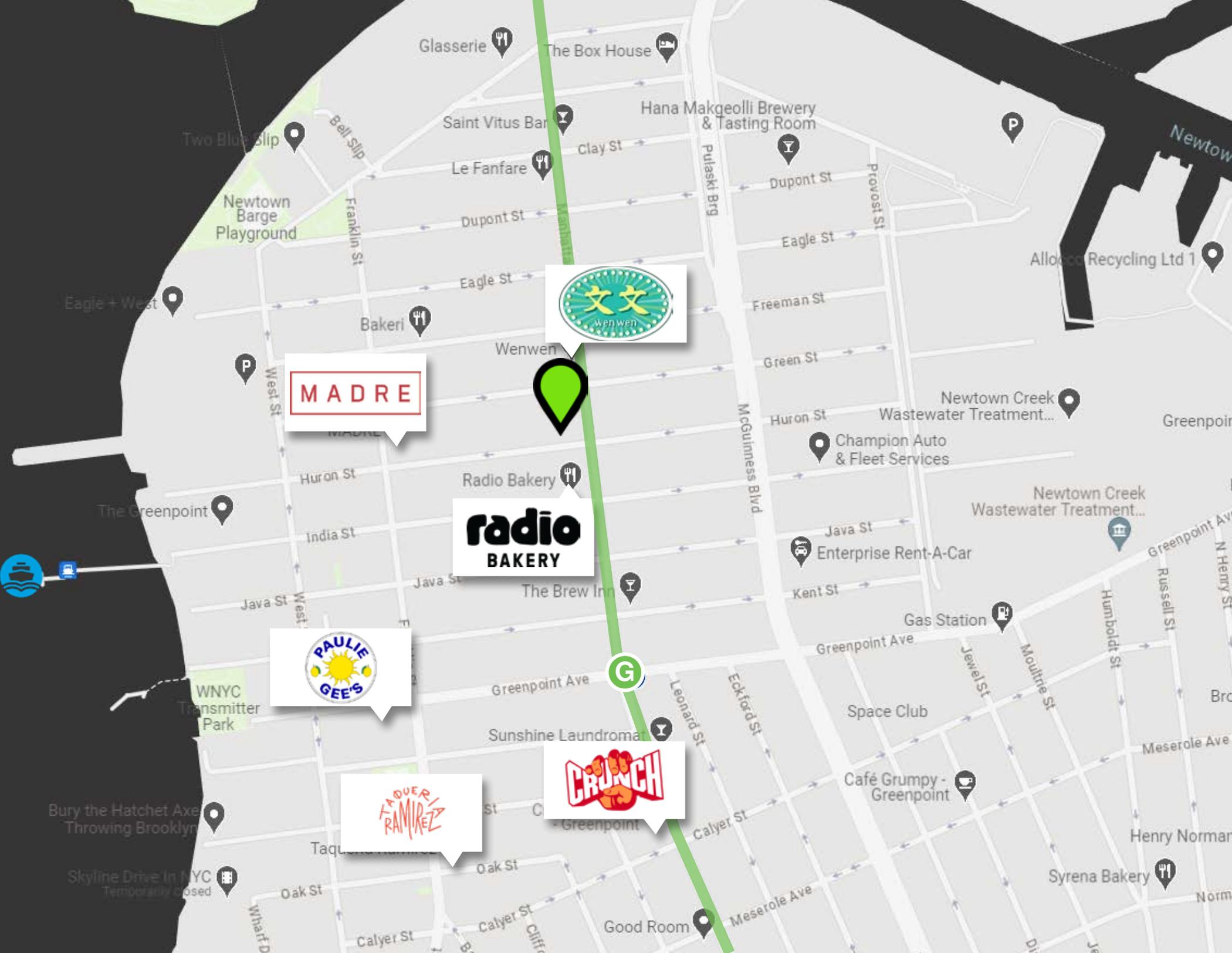
EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 216,205
VACANCY/COLLECTION LOSS (3%):	\$ (6,486)
EFFECTIVE GROSS INCOME:	\$ 209,719
REAL ESTATE TAXES (2B):	\$ (16,827)
FUEL:	\$ (8,410)
WATER AND SEWER:	\$ (7,200)
INSURANCE:	\$ (4,000)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,600)
PAYROLL:	\$ (2,400)
MANAGEMENT (3%):	\$ (6,292)
TOTAL EXPENSES:	\$ (49,728)
NET OPERATING INCOME:	\$ 159,991

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PROPERTY INFORMATION





ADDITIONAL PROPERTY PHOTOS





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BROOKLYN, NY 11222

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