

# 1094 HANCOCK STREET, BROOKLYN, NY 11221

## EXCLUSIVE OFFERING MEMORANDUM

Corner Mixed-Use Building in Bushwick



1094 HANCOCK STREET, BROOKLYN, NY 11221

**IPRG**

THE BUILDING IN BUSHWICK FOR SALE

1094 HANCOCK STREET, BROOKLYN, NY 11221

CORNER MIXED-USE BUILDING IN BUSHWICK FOR SALE

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FOR MORE INFORMATION,  
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# I PRG

## INVESTMENT PRICING

1094 HANCOCK STREET





**OFFERING PRICE**  
**\$1,750,000**

**INVESTMENT HIGHLIGHTS**

4 Apts & 1 Store\*  
# of Units

3,600  
Approx. SF

9.93%  
Pro Forma Cap Rate

**\*3 of 4 Apartments & Store Delivered Vacant**

\$350,000  
Price/Unit

\$486  
Price/SF

7.97x  
Pro Forma GRM

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## INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	STATUS	NOTES
<b>2F</b>	2 BR / 1 BA	500	\$1,600	\$3,200	Free Market	No Lease
<b>2R</b>	2 BR / 1 BA	500	-	\$3,200	Free Market	Vacant
<b>3F</b>	2 BR / 1 BA	500	-	\$3,200	Free Market	Vacant
<b>3R</b>	2 BR / 1 BA	500	-	\$3,200	Free Market	Vacant
<b>Store</b>	Former Deli Grocery (Vented)	1,100	-	\$4,500	-	Vacant
<b>Rear</b>	Storage		-	\$1,000	-	Vacant
		MONTHLY:	\$1,600	\$18,300		
		<b>ANNUALLY:</b>	<b>\$19,200</b>	<b>\$219,600</b>		

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 19,200	\$ 219,600
VACANCY/COLLECTION LOSS (3%):	\$ (576)	\$ (6,588)
EFFECTIVE GROSS INCOME:	\$ 18,624	\$ 213,012
REAL ESTATE TAXES (2A):	\$ (13,149)	\$ (13,149)
FUEL:	\$ (4,320)	\$ Separate
WATER AND SEWER:	\$ (3,800)	\$ (3,800)
INSURANCE:	\$ (5,000)	\$ (5,000)
COMMON AREA ELECTRIC:	\$ (750)	\$ (750)
REPAIRS & MAINTENANCE:	\$ (2,000)	\$ (2,000)
PAYROLL:	\$ (3,600)	\$ (3,600)
MANAGEMENT (5%):	\$ (960)	\$ (10,980)
TOTAL EXPENSES:	\$ (33,579)	\$ (39,279)
<b>NET OPERATING INCOME:</b>	<b>\$ (14,955)</b>	<b>\$ 173,733</b>

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# IPRG

## PROPERTY INFORMATION

1094 HANCOCK STREET



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## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1094 Hancock Street. The subject property is located on the corner of Evergreen Avenue and Hancock Street in Bushwick, Brooklyn.

The property offers four apartments and one store. The property is built 20 ft x 60 ft, offering approximately 3,600 square feet. 1094 Hancock Street sits on a 20 ft x 100 ft lot.

The property is located within walking distance to the J, L, M, & Z subway lines.

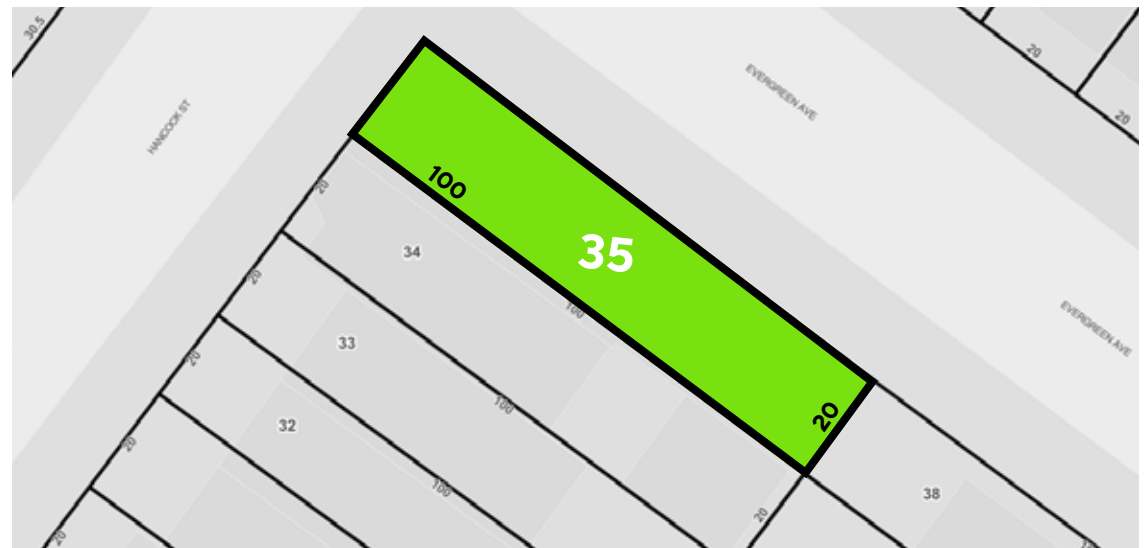
### HIGHLIGHTS

- 3 of 4 Residential Units will be Delivered Vacant
- Store Delivered Vacant
- All Residential Units are Free Market

### BUILDING INFORMATION

BLOCK & LOT:	03395-0035
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Corner of Hancock St & Evergreen Ave
BUILDING DIMENSIONS:	20 ft x 60 ft
LOT DIMENSIONS:	20 ft x 100 ft
# OF UNITS:	4 Apts & 1 Store
APPROX. TOTAL SF:	3,600 SF
ZONING:	R6
FAR:	2.2
TAX CLASS / ANNUAL TAXES:	2A / \$13,149

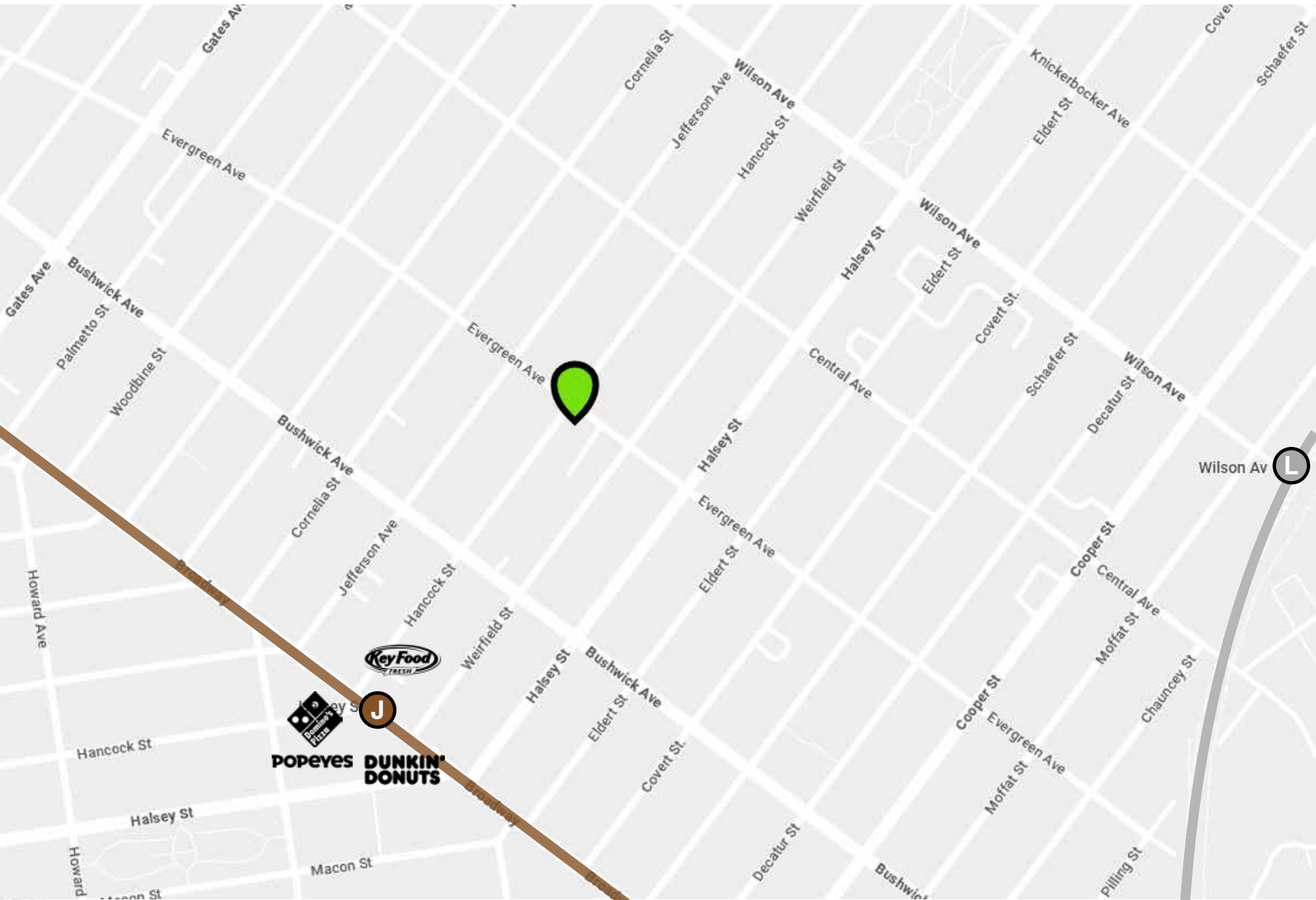
### TAX MAP



# 1094 HANCOCK STREET, BROOKLYN, NY 11221

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PROPERTY MAP





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