

1300 FLATBUSH AVENUE, BROOKLYN, NY 11210

EXCLUSIVE OFFERING MEMORANDUM

Corner Mini Flatiron Building

IPRG

1300 FLATBUSH AVENUE, BROOKLYN, NY 11210



CORNER MIXED-USE BUILDING ON FLATBUSH AVE FOR SALE

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CORNER MIXED-USE BUILDING ON FLATBUSH AVE FOR SALE

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FOR MORE INFORMATION,
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

1300 FLATBUSH AVENUE





OFFERING PRICE
\$2,100,000

INVESTMENT HIGHLIGHTS

1 Apt, 1 Office, & 1 Store
of Units

3,800
Approx. SF

6.30%
Current Cap Rate

6.90%
Pro Forma Cap Rate

\$700,000
Price/Unit

\$553
Price/SF

12.64x
Current GRM

11.67x
Pro Forma GRM

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF	STATUS	NOTES
1	Apartment	1,250	\$3,250	\$3,800	\$29	\$36	7/31/2026	3 BR 1.5 BA
2	Office	1,250	\$3,100	\$3,300	\$30	\$32	3/31/3030	Rent Increase to \$3300 on 4/01/2027
Store	Restaurant	1,250	\$7,500	\$7,900	\$72	\$76	11/30/2034	Full Finished Basement Rent Inc. to \$7900 12/1/2025
MONTHLY:			\$13,850	\$15,000				
ANNUALLY:			\$166,200	\$180,000				

	CURRENT	PRO FORMA	
GROSS OPERATING INCOME:	\$ 166,200.00	\$ 180,000.00	
VACANCY/COLLECTION LOSS (3%):	\$ (8,310.00)	\$ (9,000.00)	
EFFECTIVE GROSS INCOME:	\$ 157,890.00	\$ 171,000.00	
REAL ESTATE TAXES (1):	\$ (12,442.00)	\$ (12,442.00)	
TAX REIMBURSEMENT:	\$ 3,110.50	\$ 3,110.50	
FUEL:	\$ -	\$ -	
WATER AND SEWER:	\$ (100.00)	\$ (100.00)	*Retail pays 70% & Office pays 25%
INSURANCE:	\$ (4,162.00)	\$ (4,162.00)	
COMMON AREA ELECTRIC:	\$ (1,000.00)	\$ (1,000.00)	
REPAIRS & MAINTENANCE:	\$ (1,000.00)	\$ (1,000.00)	
PAYROLL:	\$ (3,600.00)	\$ (3,600.00)	
MANAGEMENT (4%):	\$ (6,315.60)	\$ (6,840.00)	
TOTAL EXPENSES:	\$ (25,509.10)	\$ (26,033.50)	
NET OPERATING INCOME:	\$ 132,380.90	\$ 144,966.50	

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1300 Flatbush Ave. The subject property is on the corner of the intersection Flatbush Avenue, Bedford Ave, & Foster Ave in the Midwood section of Brooklyn.

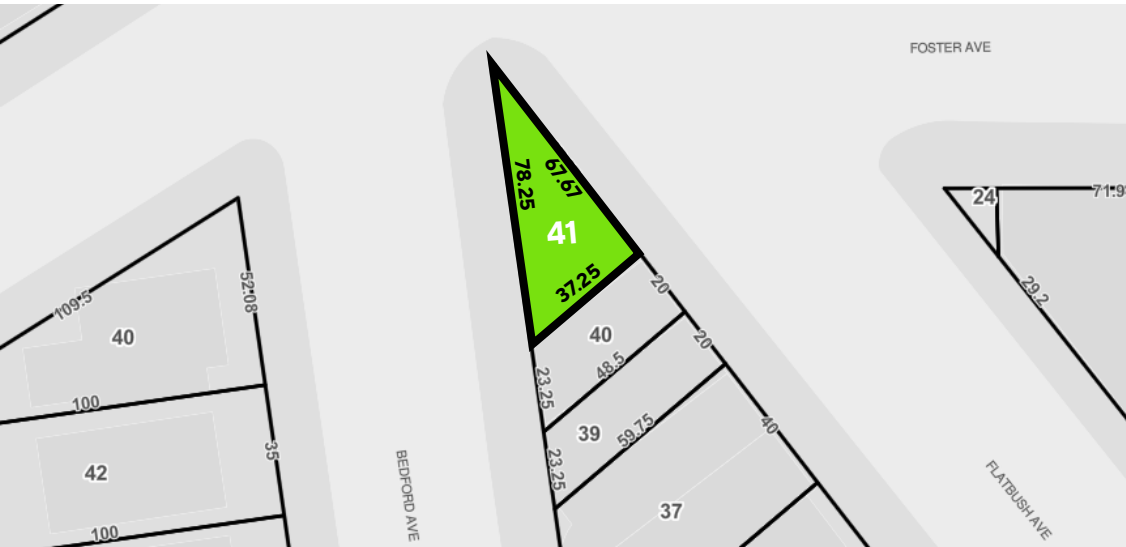
The property features 1 apartment, 1 office, and a retail space currently occupied by YoYo Chicken, a popular fast-casual restaurant rapidly expanding throughout the tri-state area. Boasting over 140 linear feet of retail frontage along Bedford Avenue and Flatbush Avenue, the site benefits from exceptional visibility to more than 140,000 vehicles passing daily.

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

BUILDING INFORMATION

BLOCK & LOT:	05225-0041
NEIGHBORHOOD:	Midwood
CROSS STREETS:	Intersection of Bedford, Foster & Flatbush Ave
BUILDING DIMENSIONS:	67.5 ft x 37.25 ft
LOT DIMENSIONS:	67.5 ft 37.25 ft
# OF UNITS:	1 Apt, 1 Office, & 1 Retail Space
APPROX. TOTAL SF:	3,800
ZONING:	R7A, C2-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	1 / \$12,442

TAX MAP

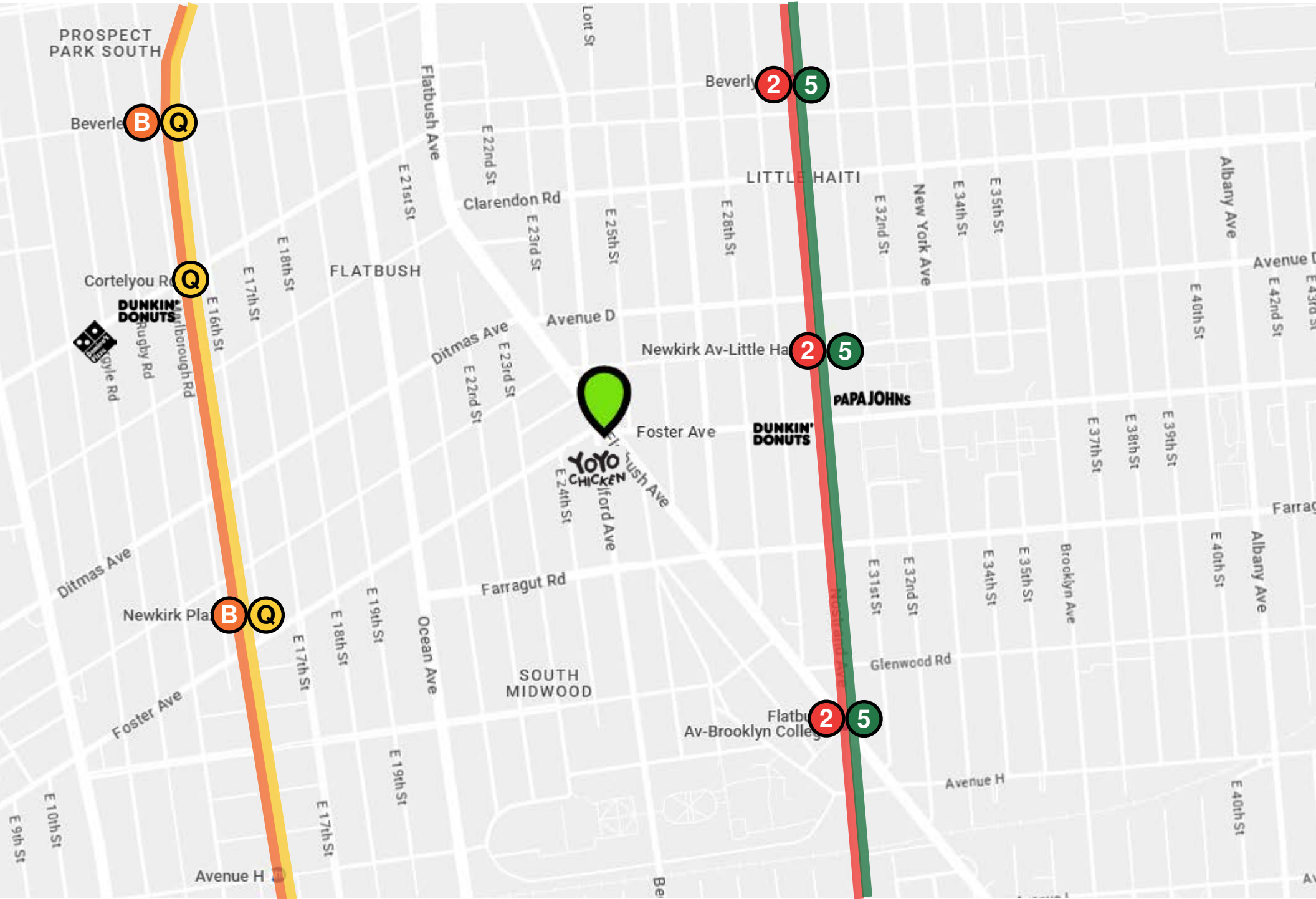


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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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