

673 MANHATTAN AVENUE, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM

Recently Renovated Mixed-Use Property in Greenpoint

IPRG



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RECENTLY RENOVATED MIXED-USE PROPERTY IN GREENPOINT

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RECENTLY RENOVATED MIXED-USE PROPERTY IN GREENPOINT **FOR SALE**

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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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

673 MANHATTAN AVENUE





OFFERING PRICE

\$5,200,000

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store
of Units

3,840
Approx. SF

5.91%
Current Cap Rate

\$1,733,333
Price/Unit

\$1,354
Price/SF

14.94x
Current GRM

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	NOTES
1	3 BR / 2BTH	1,100	\$7,000	1 Year Lease
2	3 BR / 2BTH	1,100	\$6,000	1 Year Lease
Le Botaniste	Retail	1,500	\$16,000	15-Year Lease
			MONTHLY: \$29,000 ANNUALLY: \$348,000	

	CURRENT
GROSS OPERATING INCOME:	\$ 348,000
EFFECTIVE GROSS INCOME:	\$ 337,560
REAL ESTATE TAXES (1):	\$ (7,254)
FUEL:	\$ -
WATER AND SEWER:	\$ (2,000)
INSURANCE:	\$ (5,000)
COMMON AREA ELECTRIC:	\$ (1,500)
REPAIRS & MAINTENANCE:	\$ (1,000)
PAYROLL:	\$ (3,500)
MANAGEMENT (3%):	\$ (10,127)
TOTAL EXPENSES:	\$ (30,381)
NET OPERATING INCOME:	\$ 307,179

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 673 Manhattan Avenue. The subject property is located between Norman Avenue and Nassau Avenue in Greenpoint, Brooklyn.

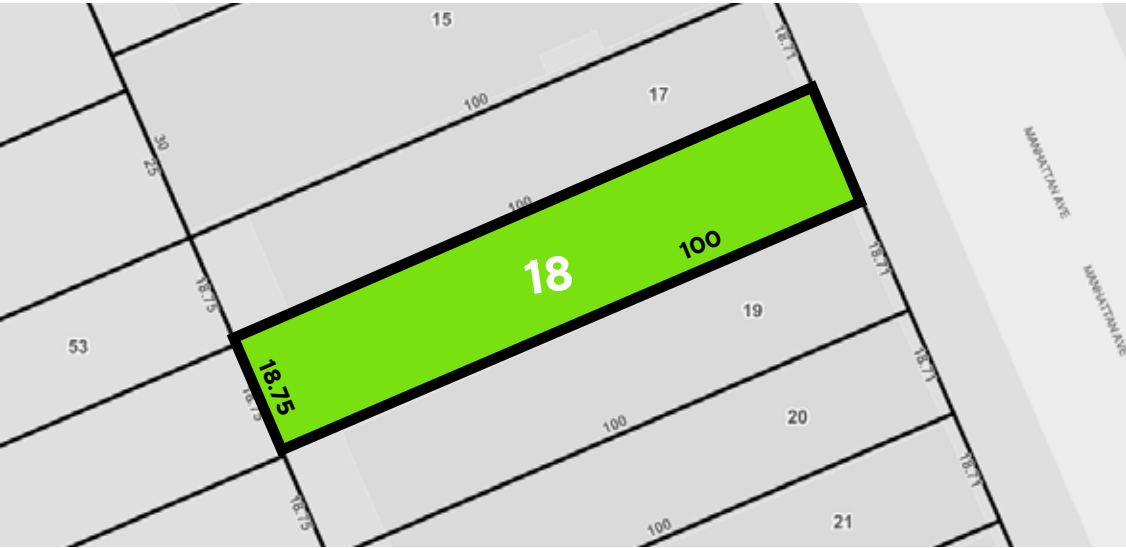
The property offers 2 apartments and 1 store. The property is built 18.67 ft x 60 ft, offering approximately 3,840 square feet. 673 Manhattan Avenue sits on a 18.67 ft x 100 ft lot.

The property is located within walking distance to the G subway line at Nassau Avenue station.

BUILDING INFORMATION

BLOCK & LOT:	02645-0018
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Norman and Nassau Ave
BUILDING DIMENSIONS:	18.67 ft x 60 ft
LOT DIMENSIONS:	18.67 ft x 100 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	3,840
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	1 / \$7,254

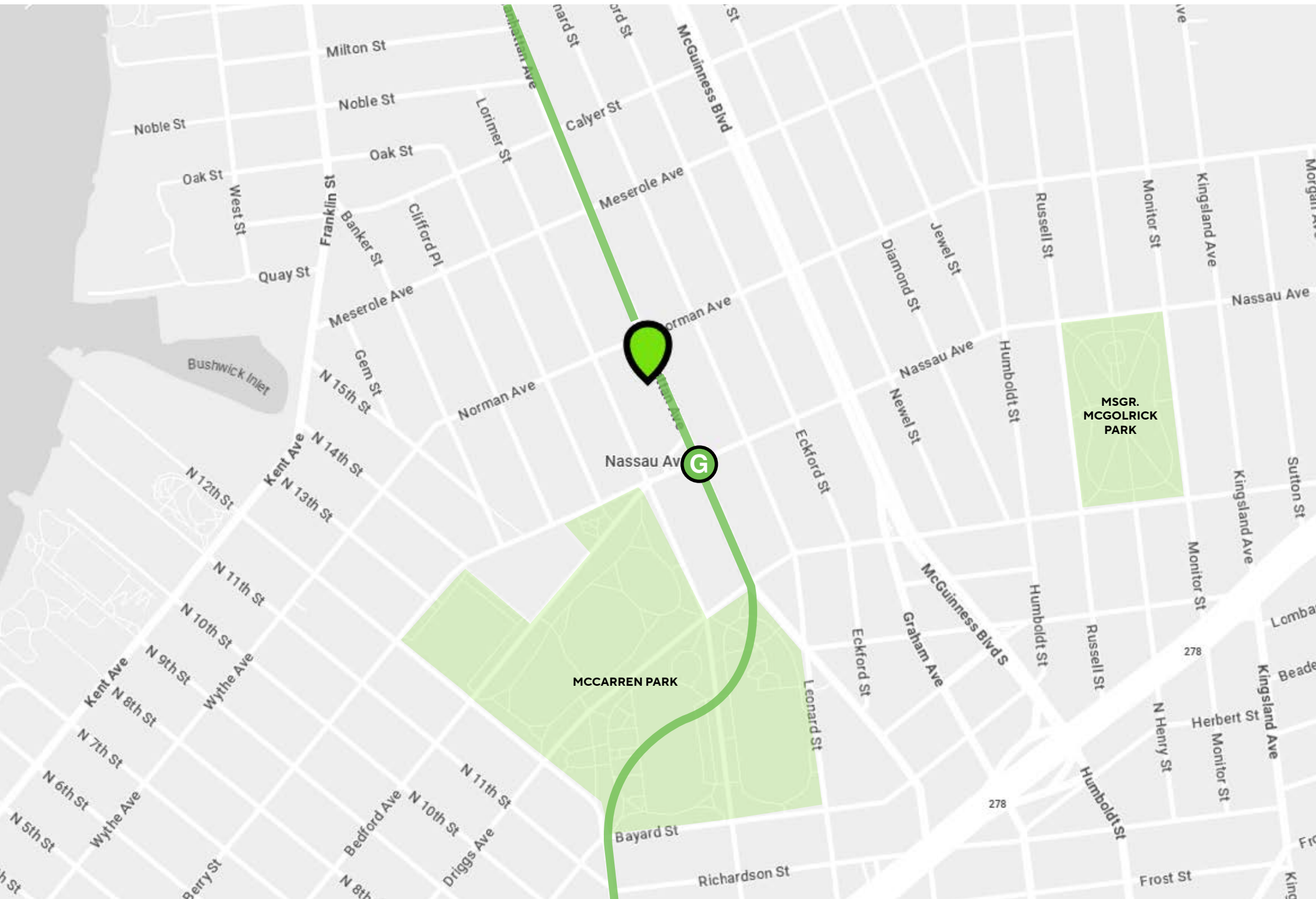
TAX MAP



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ADDITIONAL PROPERTY PHOTOS



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