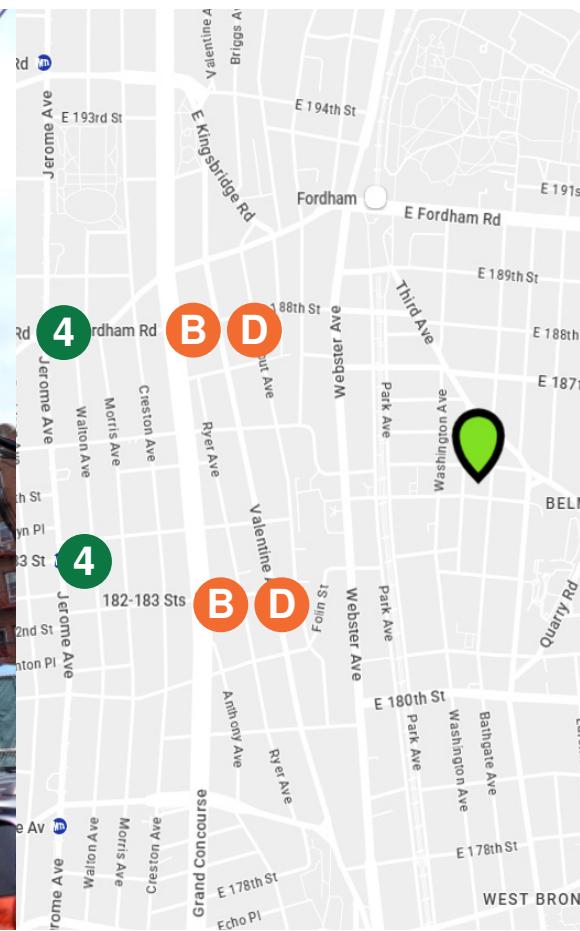


EXCLUSIVE LISTING



OFFERING PRICE

\$1,100,000

PROPERTY DESCRIPTION

BLOCK & LOT:	3053-0022
NEIGHBORHOOD:	Belmont
CROSS STREETS:	Bathgate & Bassford Avenue
BUILDING DIMENSIONS:	21 ft x 54 ft
LOT DIMENSIONS:	23 ft x 87.42 ft
# OF UNITS:	2 Apts & 1 Store
TOTAL SQUARE FOOTAGE:	4,280
ZONING:	R6A, C2-4
FAR:	3
TAX CLASS:	1

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store

of Units

9.39%

Current Cap Rate

\$366,667

Price/Unit

4,280

Approx. SF

8.44x

Current GRM

\$257

Price/SF

INCOME

UNIT	TYPE	PRO FORMA	LEASE EXP.	NOTES
1A	4 BR	\$4,000	MTM	Can Be Delivered Vacant
2B	4 BR	\$4,000	MTM	Can Be Delivered Vacant
Ground	Deli	\$2,865	5/31/2033	3% Yearly Increases
MONTHLY:		\$10,865		
ANNUALLY:		\$130,380		

EXPENSES

PRO FORMA	
GROSS OPERATING INCOME:	\$ 130,380
VACANCY/COLLECTION LOSS (3%):	\$ (3,911)
EFFECTIVE GROSS INCOME:	\$ 126,469
REAL ESTATE TAXES (CLASS 1):	\$ (4,839)
FUEL (TENANT):	\$ 0
WATER AND SEWER:	\$ (3,000)
INSURANCE:	\$ (7,500)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,000)
MANAGEMENT (3%):	\$ (3,794)
TOTAL EXPENSES:	\$ (23,133)
NET OPERATING INCOME:	\$ 103,336