

340 IRVING AVENUE, BROOKLYN, NY 11237

EXCLUSIVE OFFERING MEMORANDUM

New Construction Building in Bushwick



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340 IRVING AVENUE, BROOKLYN, NY 11237

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NEW CONSTRUCTION BUILDING IN BUSHWICK FOR SALE

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NEW CONSTRUCTION BUILDING IN BUSHWICK FOR SALE

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FOR MORE INFORMATION,
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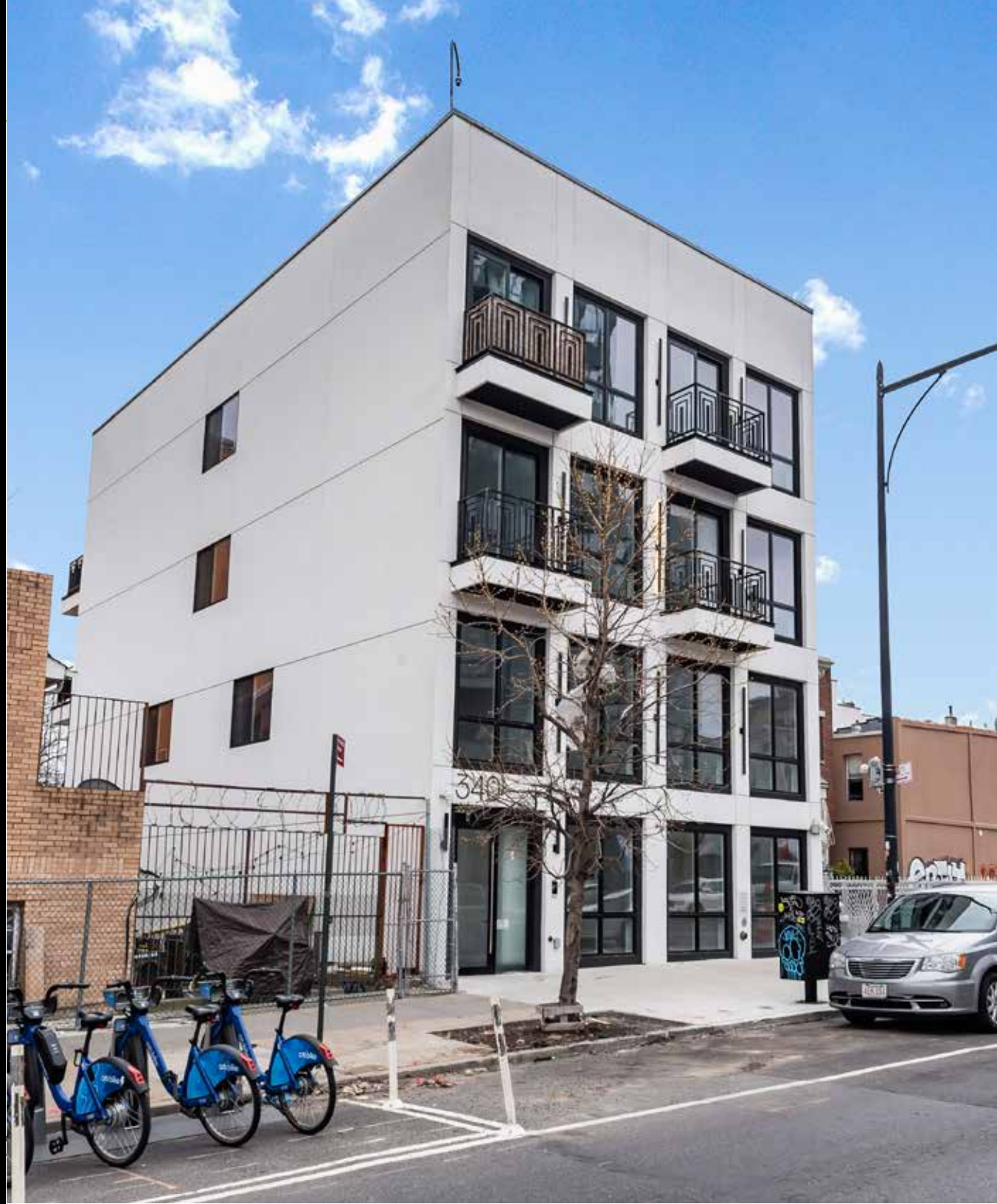
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INVESTMENT PRICING

340 IRVING AVENUE





OFFERING PRICE

\$5,500,000

INVESTMENT HIGHLIGHTS

10 Apartments
of Units

10,396
Approx. SF

5.38%
Current Cap Rate

\$550,000
Price/Unit

\$529
Price/SF

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INCOME & EXPENSES

UNIT	TYPE	STATUS	CURRENT
1A	2 BR / 1.5 BA Duplex	FM	\$4,200
1B	2 BR / 1.5 BA Duplex	FM	\$4,500
2A	3 BR / 1.5 BA	FM	\$4,200
2B	3 BR / 1.5 BA	FM	\$4,200
3A	2 BR / 1 BA	FM	\$3,800
3B	1 BR / 1 BA	FM	\$3,800
3C	1 BR / 1 BA	FM	\$3,200
4A	2 BR / 1 BA	FM	\$3,800
4B	2 BR / 1 BA	FM	\$4,500
4C	1 BR / 1 BA	FM	\$3,000
			MONTHLY: \$39,200
			ANNUALLY: \$470,400

	CURRENT
GROSS OPERATING INCOME:	\$ 470,400
VACANCY/COLLECTION LOSS (3%):	\$ (14,112)
EFFECTIVE GROSS INCOME:	\$ 456,288
REAL ESTATE TAXES (2B):	\$ (113,267)
WATER AND SEWER:	\$ (6,000)
INSURANCE:	\$ (10,000)
COMMON AREA ELECTRIC:	\$ (2,000)
REPAIRS & MAINTENANCE:	\$ (4,000)
PAYROLL:	\$ (7,000)
MANAGEMENT (4%):	\$ (18,252)
TOTAL EXPENSES:	\$ (160,519)
NET OPERATING INCOME:	\$ 295,769

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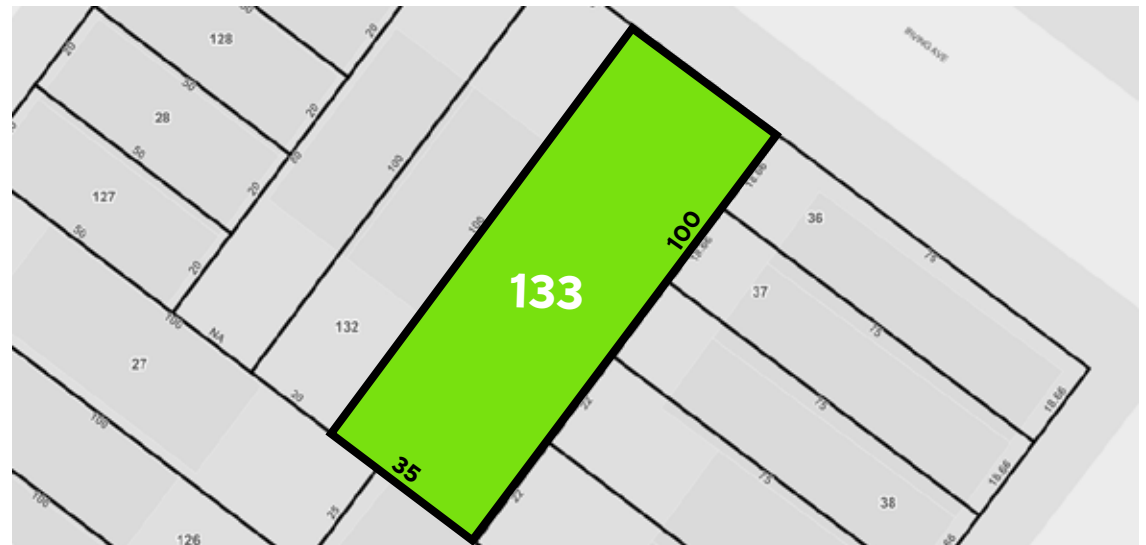
PROPERTY INFORMATION

340 IRVING AVENUE



Situated in a prime Bushwick location, just steps from the Myrtle-Wyckoff L/M trains, the property offers exceptional connectivity and consistent rental demand. Surrounded by a vibrant mix of local retail, dining, and neighborhood amenities, 340 Irving Avenue presents an outstanding opportunity to acquire a turnkey, cash-flowing multifamily asset in one of Brooklyn's most dynamic and ever-growing submarkets.

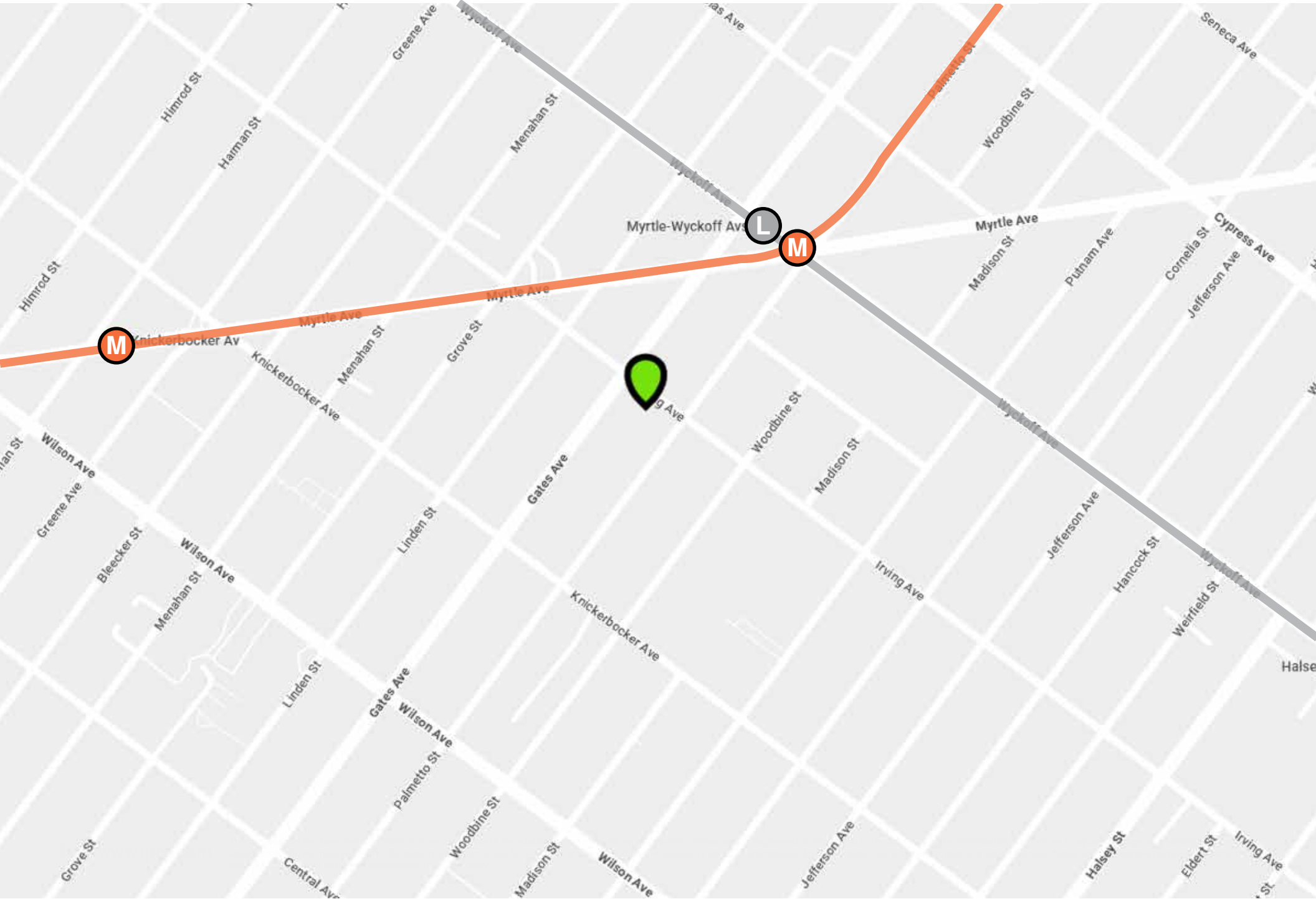
TAX MAP



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PROPERTY MAP



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INTERIOR PROPERTY PHOTOS



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