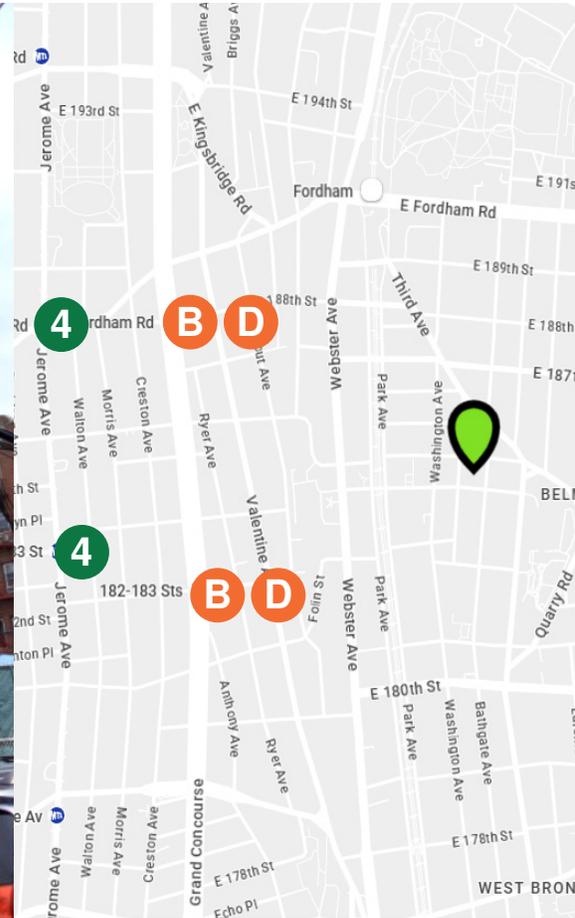


EXCLUSIVE LISTING



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	4,280
# of Units	Approx. SF
9.09%	8.68x
Current Cap Rate	Current GRM
\$366,667	\$257
Price/Unit	Price/SF

JARED
FRIEDMAN
Senior Director
718.550.0087

DAVID
ROMAN
Associate
718.360.5819

DANIEL
MORRISON
Associate
718.360.0668

INCOME

UNIT	TYPE	PRO FORMA	LEASE EXP.	NOTES
1A	3 BR	\$3,700	-	Vacant
2B	4 BR	\$4,000	-	Vacant
Ground	Deli	\$2,865	5/31/2033	3% Yearly Increases
		\$10,565		
		\$126,780		

EXPENSES

	PRO FORMA
GROSS OPERATING INCOME:	\$ 126,780
VACANCY/COLLECTION LOSS (3%):	\$ (3,803)
EFFECTIVE GROSS INCOME:	\$ 122,977
REAL ESTATE TAXES (CLASS 1):	\$ (4,839)
FUEL (TENANT):	\$ 0
WATER & SEWER:	\$ (3,000)
INSURANCE:	\$ (7,500)
COMMON AREA ELECTRIC:	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (3,000)
MANAGEMENT (3%):	\$ (3,689)
TOTAL EXPENSES:	\$ (23,028)
NET OPERATING INCOME:	\$ 99,949

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.