

# 137 21ST STREET, BROOKLYN, NY 11232

## EXCLUSIVE OFFERING MEMORANDUM

Five Unit Apartment Building



**IPRG**

137 21ST STREET, BROOKLYN, NY 11232

**IPRG** APARTMENT BUILDING FOR SALE

137 21ST STREET, BROOKLYN, NY 11232

FIVE UNIT APARTMENT BUILDING FOR SALE

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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# IPRG

## INVESTMENT PRICING

137 21ST STREET





**OFFERING PRICE**

**\$3,400,000**

## INVESTMENT HIGHLIGHTS

5 Apts  
# of Units

4,560  
Approx. SF

6.21%  
Current Cap Rate

\$746  
Price/SF

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## INCOME & EXPENSES

UNIT	TYPE	NOTES	CURRENT	LEASE START
<b>1B</b>	5 Bedrooms / 5 Bathrooms	Free Market	\$5,000	1/16/2026
<b>1F</b>	2 Bedrooms / 2 Bathrooms	Free Market	\$4,200	9/1/2025
<b>2B</b>	4 Bedrooms / 2 Bathrooms	Free Market	\$5,200	7/1/2025
<b>2F</b>	1 Bedroom / 1 Bathroom	Free Market	\$3,600	2/1/2025
<b>3F</b>	1 Bedroom / 1 Bathroom	Free Market	\$3,800	3/1/2025
		MONTHLY:	\$21,800	
		<b>ANNUALLY:</b>	<b>\$261,600</b>	

	CURRENT
GROSS OPERATING INCOME:	\$ 261,600.00
VACANCY/COLLECTION LOSS (3%):	\$ (7,848.00)
EFFECTIVE GROSS INCOME:	\$ 253,752.00
REAL ESTATE TAXES (2):	\$ (9,122.00)
HEAT:	\$ -
WATER AND SEWER:	\$ (5,000.00)
INSURANCE:	\$ (7,500.00)
COMMON AREA ELECTRIC:	\$ (2,500.00)
REPAIRS & MAINTENANCE:	\$ (3,500.00)
PAYROLL:	\$ (5,000.00)
MANAGEMENT (3%):	\$ (10,150.08)
TOTAL EXPENSES:	\$ (42,772.08)
<b>NET OPERATING INCOME:</b>	<b>\$ 210,979.92</b>

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# IPRG

## PROPERTY INFORMATION

137 21ST STREET



# 137 21ST STREET, BROOKLYN, NY 11232

FIVE UNIT APARTMENT BUILDING **FOR SALE**

## INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 137 21st Street. The subject property is a five-unit apartment building located in the Greenwood Heights section of Brooklyn.

The building contains a total of approximately 4,560 square feet and is built 21 ft by 45 ft and sits on a 25 ft x 100 ft lot.

The property is located within walking distance to the D, N & R train.

### BUILDING INFORMATION

BLOCK & LOT:	00639-0058
NEIGHBORHOOD:	Greenwood Heights
CROSS STREETS:	Gowanus Expy & 4th Ave
BUILDING DIMENSIONS:	21 ft x 45 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	5 Apartments
APPROX. TOTAL SF:	4,560
ZONING:	M1-2D
FAR:	1.5
TAX CLASS / ANNUAL TAXES:	2A / \$9,122

### TAX MAP



# 137 21ST STREET, BROOKLYN, NY 11232

FIVE UNIT APARTMENT BUILDING FOR SALE

PROPERTY MAP



**137** 21ST STREET

RED HOOK PARK

PROSPECT PARK

THE GREEN-WOOD CEMETERY

N R D

N R D

F G

F G

D

amazon

IKEA

LOWE'S

HARBOR FREIGHT

THE HOME DEPOT

IC  
INDUSTRY CITY

JAPAN VILLAGE

west elm

COSTCO  
WHOLESALE

Brooklyn Bread

CRUNCH

flora  
ottava

Walgreens

Fort Hamilton

Martense Ln

37th St

38th St

39th St

8th St

9th St

11th St

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INTERIOR PHOTOS

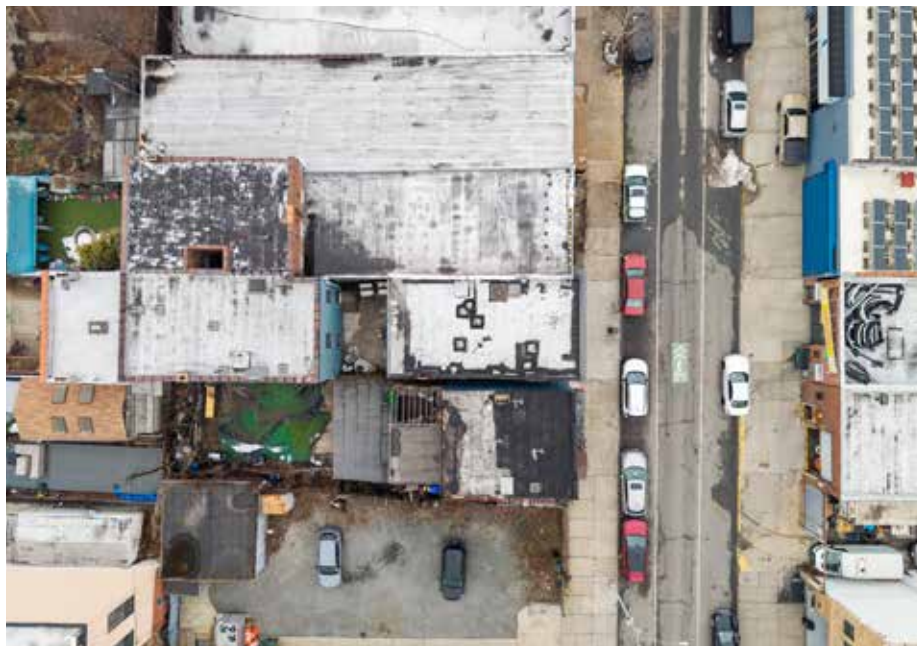


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ADDITIONAL PROPERTY PHOTOS





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