

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,
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INVESTMENT PRICING

137 21ST STREET





OFFERING PRICE

\$3,000,000

INVESTMENT HIGHLIGHTS

5 Apts
of Units

4,560
Approx. SF

7.03%
Current Cap Rate

\$658
Price/SF

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INCOME & EXPENSES

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

	CURRENT
GROSS OPERATING INCOME:	\$ 261,600
VACANCY/COLLECTION LOSS (3%):	\$ (7,848)
EFFECTIVE GROSS INCOME:	\$ 253,752
REAL ESTATE TAXES (2A):	\$ (9,122)
HEAT:	\$ -
WATER AND SEWER:	\$ (5,000)
INSURANCE:	\$ (7,500)
COMMON AREA ELECTRIC:	\$ (2,500)
REPAIRS & MAINTENANCE:	\$ (3,500)
PAYROLL:	\$ (5,000)
MANAGEMENT (3%):	\$ (10,150)
TOTAL EXPENSES:	\$ (42,772)
NET OPERATING INCOME:	\$ 210,980

IPRG

PROPERTY INFORMATION

137 21ST STREET



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FIVE UNIT APARTMENT BUILDING **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 137 21st Street. The five unit apartment building is located in Greenwood Heights, Brooklyn.

The entire property has been fully renovated, and all units are free market. It is built 4,560 square feet. It's dimensions are 21 ft by 45 ft and the lot is 25 ft x 100 ft lot. The property benefits from the highly sought after 2A protected class, with very low annual taxes under \$10K.

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



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PROPERTY MAP



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INTERIOR PHOTOS

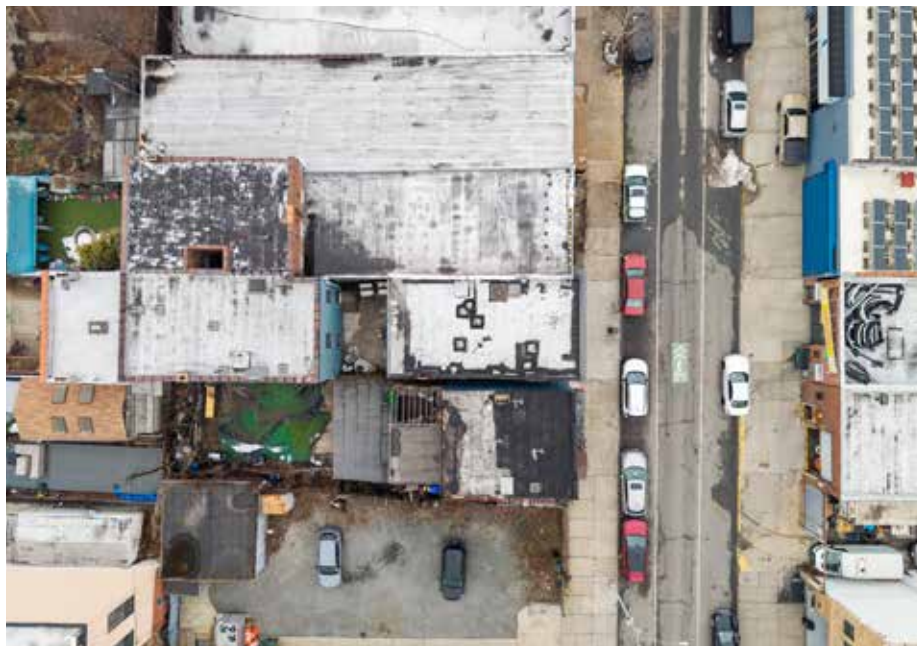


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ADDITIONAL PROPERTY PHOTOS





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