

# 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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## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

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

# 137 21ST STREET, BROOKLYN, NY 11232

## FIVE UNIT APARTMENT BUILDING FOR SALE

## 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>

# 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

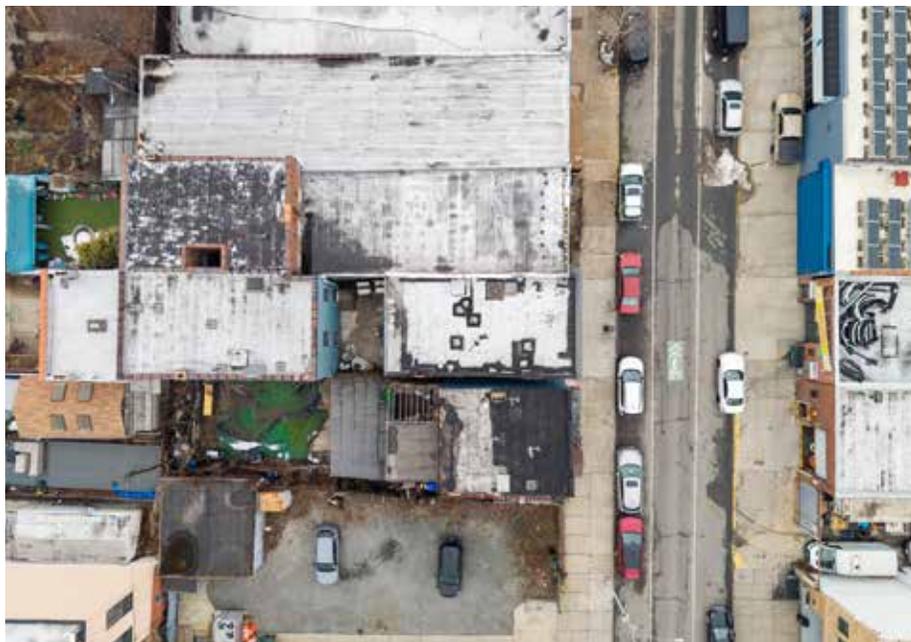
PROPERTY MAP



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FIVE UNIT APARTMENT BUILDING FOR SALE

ADDITIONAL PROPERTY PHOTOS



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