

187 BOND STREET, BROOKLYN, NY 11217

EXCLUSIVE OFFERING MEMORANDUM

Seven-Unit Apartment Building

IPRG



187 BOND STREET, BROOKLYN, NY 11217

IPRG

APARTMENT BUILDING FOR SALE

187 BOND STREET, BROOKLYN, NY 11217

SEVEN-UNIT APARTMENT BUILDING FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Adam Lobel	Toby Waring	Samantha Katz
President	Founding Partner	Founding Partner	Partner	Associate
718.360.8802	718.360.8803	718.360.8815	718.360.8837	718.360.4834
derek@iprg.com	luke@iprg.com	adam@iprg.com	twaring@iprg.com	skatz@iprg.com

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INVESTMENT PRICING

187 BOND STREET





OFFERING PRICE

\$2,500,000

INVESTMENT HIGHLIGHTS

7 Apartments
of Units

5,200
Approx. SF

7.19%
Current Cap Rate

\$357,143
Price/Unit

\$481
Price/SF

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SEVEN-UNIT APARTMENT BUILDING FOR SALE

INCOME & EXPENSES

UNIT	TYPE	CURRENT	STATUS	LEASE EXP.
1	3 Beds / 2 Baths	\$7,000	FM	
2F	1 Bed / 1 Bath	\$1,143	RS	06/30/2027
2B	1 Bed / 1 Bath	\$3,711	RS	07/31/2026
3F	2 Beds / 1 Bath	\$3,875	FM	06/30/2026
3R	1 Bed / 1 Bath	\$1,697	RS	06/30/2026
4F	1 Bed / 1 Bed	\$980	RS	03/31/2028
4R	1 Bed / 1 Bath	\$676	RS	11/30/2027
	MONTHLY:	\$19,085		
	ANNUALLY:	\$229,019		

	CURRENT
GROSS OPERATING INCOME:	\$ 229,018
VACANCY/COLLECTION LOSS (4%):	\$ (6,870)
EFFECTIVE GROSS INCOME:	\$ 222,148
REAL ESTATE TAXES (2025/26):	\$ (14,259)
INSURANCE:	\$ (7,287)
WATER:	\$ (6,692)
OIL:	\$ (7,371)
ELECTRIC:	\$ (1,339)
PAYROLL/CLEANING:	\$ (3,600)
REPAIRS	\$ (1,800)
MANAGEMENT (4%):	\$ (8,885)
TOTAL EXPENSES:	\$ (42,350)
NET OPERATING INCOME:	\$ 179,797

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PROPERTY INFORMATION

187 BOND STREET



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SEVEN-UNIT APARTMENT BUILDING FOR SALE

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 187 Bond Street. The subject property is a seven-unit apartment building located in the Gowanus section of Brooklyn. The property contains a total of approximately 5,200 square feet and is built 21 feet by 63 feet.

The building includes five rent-stabilized apartments and two free-market apartments, providing a mix of regulated and market-rate income. The property offers stable in-place cash flow with potential for long-term income growth.

187 Bond Street is located in Gowanus, a neighborhood that has experienced significant redevelopment and investment in recent years, with ongoing residential, commercial, and infrastructure improvements contributing to continued neighborhood change.

BUILDING INFORMATION

BLOCK & LOT:	00393-0001
NEIGHBORHOOD:	Gowanus
CROSS STREETS:	Wyckoff Street & Warren Street
BUILDING DIMENSIONS:	21 ft x 63 ft
LOT DIMENSIONS:	21 ft x 92.5 ft
# OF UNITS:	7 Apartments
APPROX. TOTAL SF:	5,200
ZONING:	R6B
FAR:	2.0
TAX CLASS / ANNUAL TAXES:	Class 2B / \$14,259

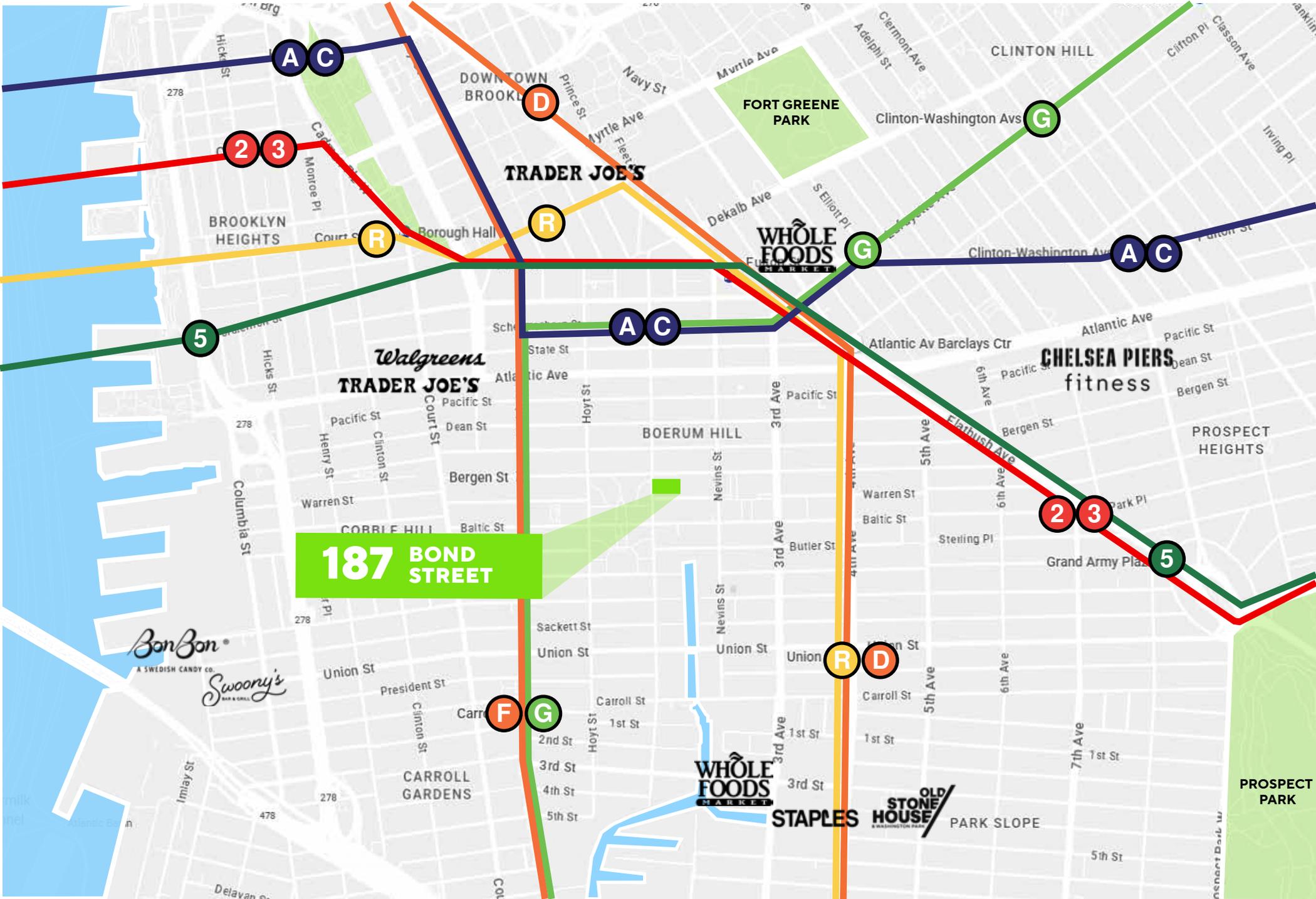
TAX MAP



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SEVEN-UNIT APARTMENT BUILDING FOR SALE

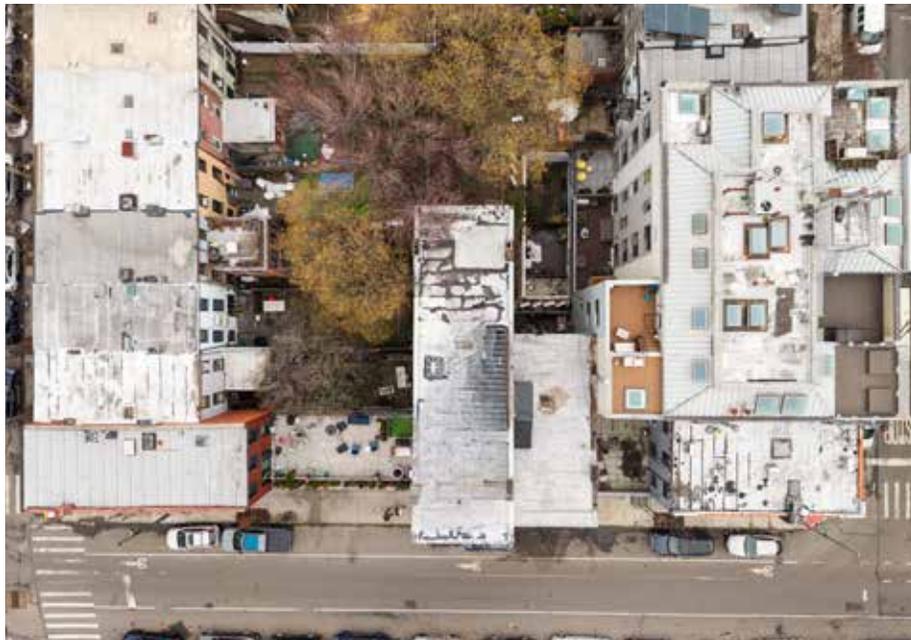
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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