

93-95 INDIA STREET, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM

IPRG



Greenpoint 20-Unit | 85% Free Market Revenue | Recently Renovated with Remaining Upside

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UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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INVESTMENT PRICING

93-95 INDIA SREET





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OFFERING PRICE

\$6,700,000

INVESTMENT HIGHLIGHTS

20 Apts
of Units

17,600
Approx. SF

6.06%
Current Cap Rate

\$335,000
Price/Unit

\$381
Price/SF

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INCOME

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

UNIT	TYPE	STATUS	CURRENT	LEASE EXPIRATION
A	3 Bed	FM	\$3,800	6/30/2025
B	3 Bed	RC	\$258	No lease/ Rc
C	3 Bed	FM	\$4,500	8/31/2026
D	4 Bed	FM	\$5,000	8/31/2026
E	2 Bed	RS	\$775	9/30/2027
1A	4 Bed	FM	\$5,300	6/30/2026
1B	3 Bed	FM	\$5,200	5/31/2026
1C	2 Bed	RS	\$1,037	3/31/2026
1D	2 Bed	FM	\$3,600	7/31/2026
1E	2 Bed	RS	\$1,831	8/31/2026
2A	3 Bed	FM	\$5,500	8/31/2026
2B	3 Bed	RS	\$1,302	6/30/2026
2C	2 Bed	FM	\$3,200	5/31/2026
2D	2 Bed	FM	\$3,700	5/31/2026
2E	2 Bed	RS	\$2,140	2/28/2027
3A	4 Bed	FM	\$6,000	7/31/2026
3B	4 Bed	FM	\$5,500	10/31/2026
3C	3 Bed	RS	\$1,158	6/30/2026
3D	2 Bed	FM	\$4,500	8/31/2026
3E	2 Bed	RS	\$1,097	7/31/2026
		MONTHLY:	\$65,399	
		ANNUALLY:	\$784,786	

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EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 784,786
VACANCY/COLLECTION LOSS (3%):	\$ (23,544)
EFFECTIVE GROSS INCOME:	\$ 761,242
REAL ESTATE TAXES (2):	\$ (218,584)
REPAIRS:	\$ (30,000)
WATER AND SEWER:	\$ (26,653)
INSURANCE:	\$ (15,581)
GAS:	\$ (16,700)
ELECTRIC:	\$ (1,950)
MANAGEMENT (4%):	\$ (30,450)
MISC:	\$ (15,000)
TOTAL EXPENSES:	\$ (354,920)
NET OPERATING INCOME:	\$ 406,325

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PROPERTY INFORMATION

93-95 INDIA STREET



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INVESTMENT SUMMARY

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

Investment Property Realty Group (IPRG) has been exclusively retained to arrange the sale of 93-95 India Street, a 20-unit apartment building located in the heart of Greenpoint, between Franklin Street and Manhattan Avenue. The property is built 50 ft. x 88 ft. on a 50 ft. x 100 ft. lot.

The building has undergone significant capital improvements, with common areas and 12 of the 20 apartments fully gut renovated. These units are achieving free market rents, bringing the property to 60% free market by unit count and 85% free market by revenue. Given the supply-constrained nature of the New York City rental market and continued demand in the area, there is a clear path for further rent growth.

Several units feature unique layouts and amenities, including two ground-floor duplex apartments, one ground-floor unit with exclusive access to the backyard via a private internal door and deck, and three top-floor units with internal stair bulkheads leading to private, fenced roof decks.

The asset benefits from a predictable expense profile, with real estate taxes fully allocated at approximately 29% of gross revenue.

As Greenpoint continues to establish itself as one of Brooklyn's premier residential neighborhoods, 93-95 India Street presents an opportunity to acquire a well-capitalized, largely repositioned mid-sized apartment building with in-place cash flow and remaining upside in a strong rental market.

BUILDING INFORMATION

BLOCK & LOT:	02532-0066
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Franklin Street & Manhattan Avenue
BUILDING DIMENSIONS:	50 ft x 88 ft
LOT DIMENSIONS:	50 ft x 100 ft
# OF UNITS:	20 Apartments
APPROX. TOTAL SF:	17,600
ZONING:	R6B
FAR:	2.0
TAX CLASS / ANNUAL TAXES:	Class 2 / \$218,584

TAX MAP

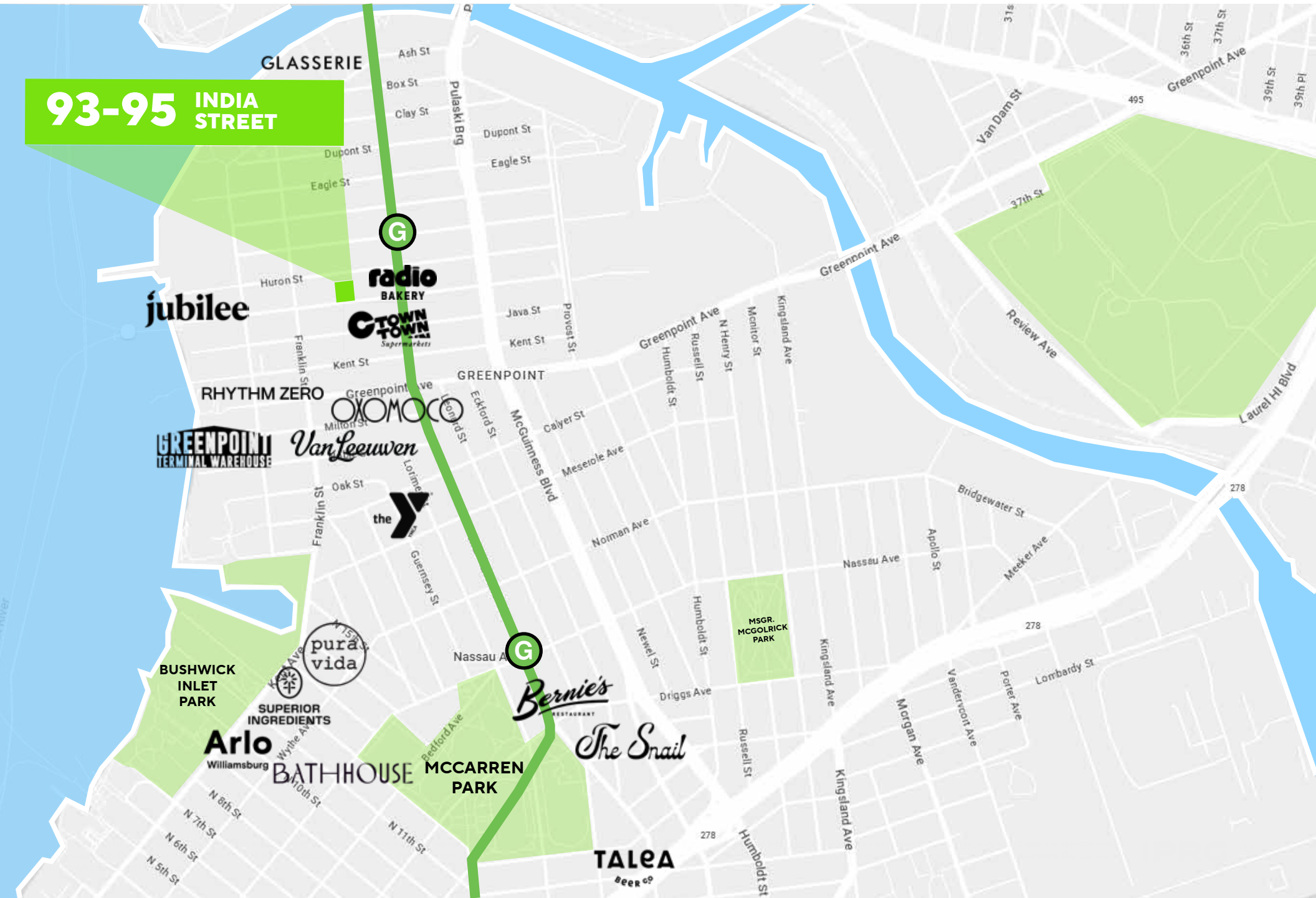


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PROPERTY MAP

93-95 INDIA STREET



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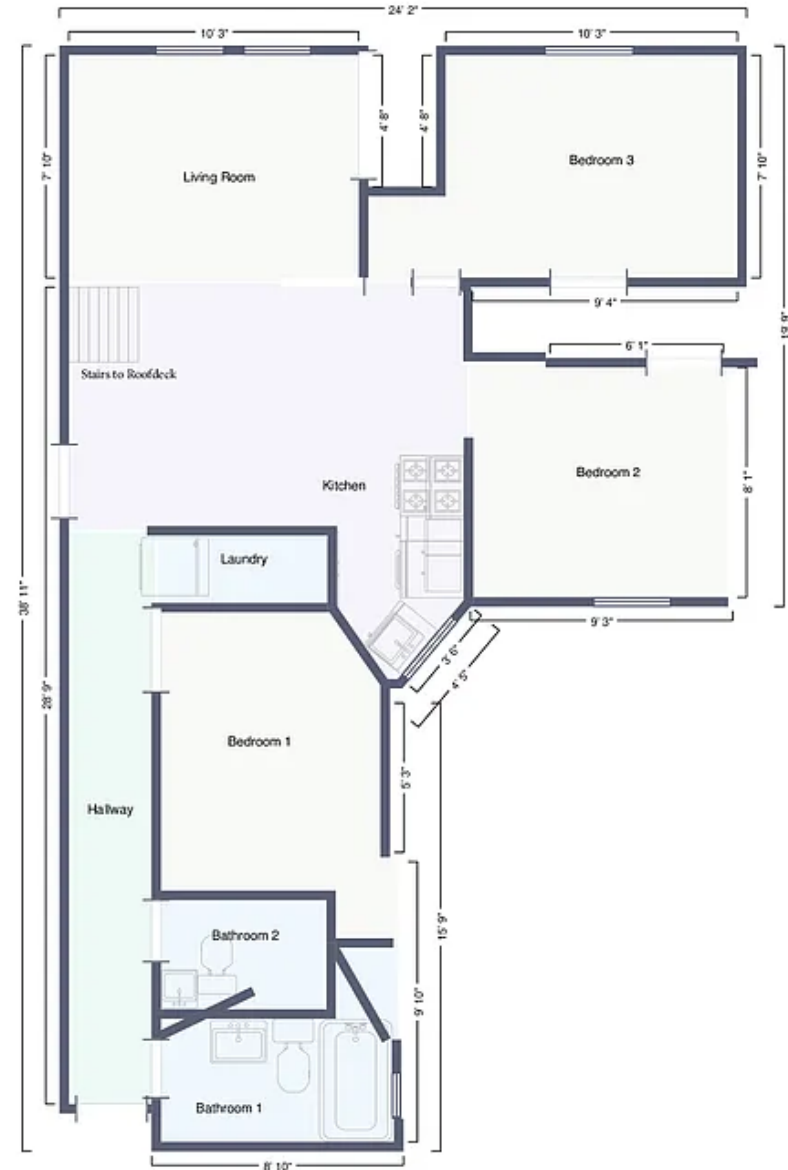
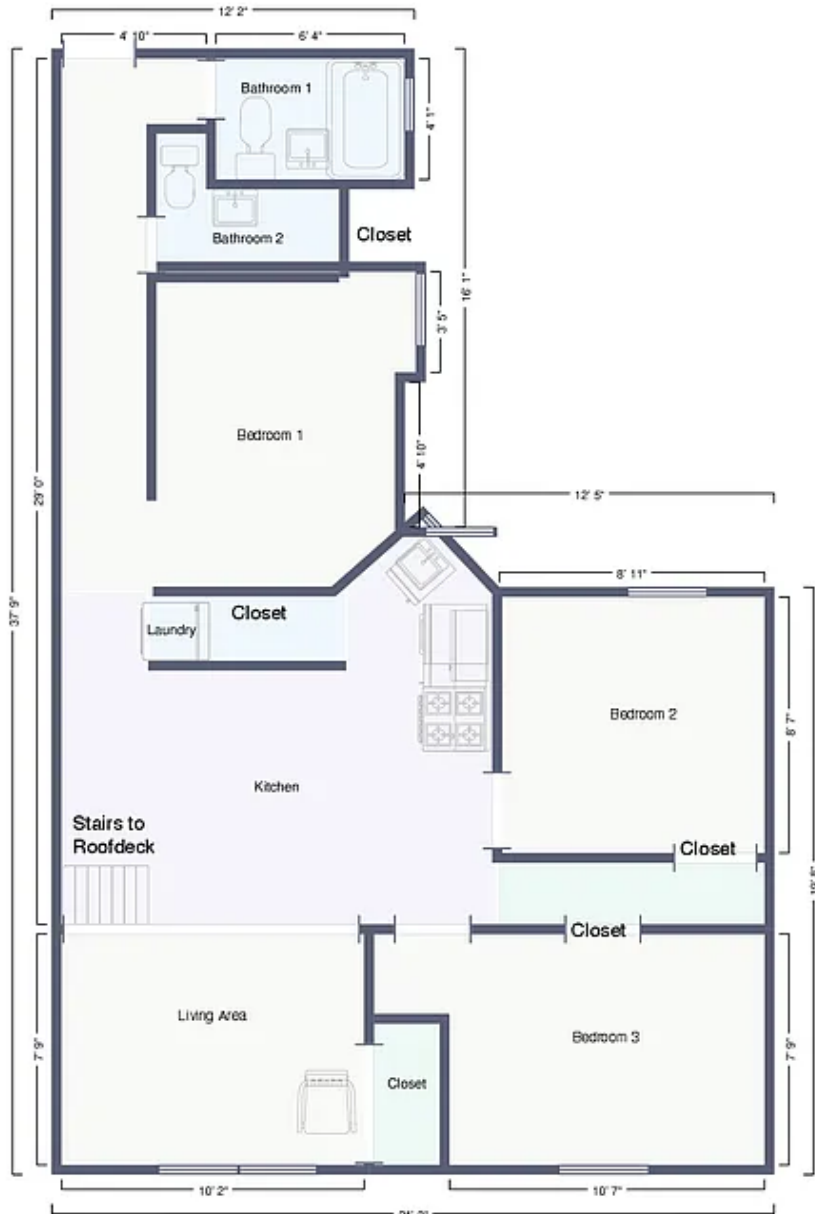
INTERIOR PHOTOS

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

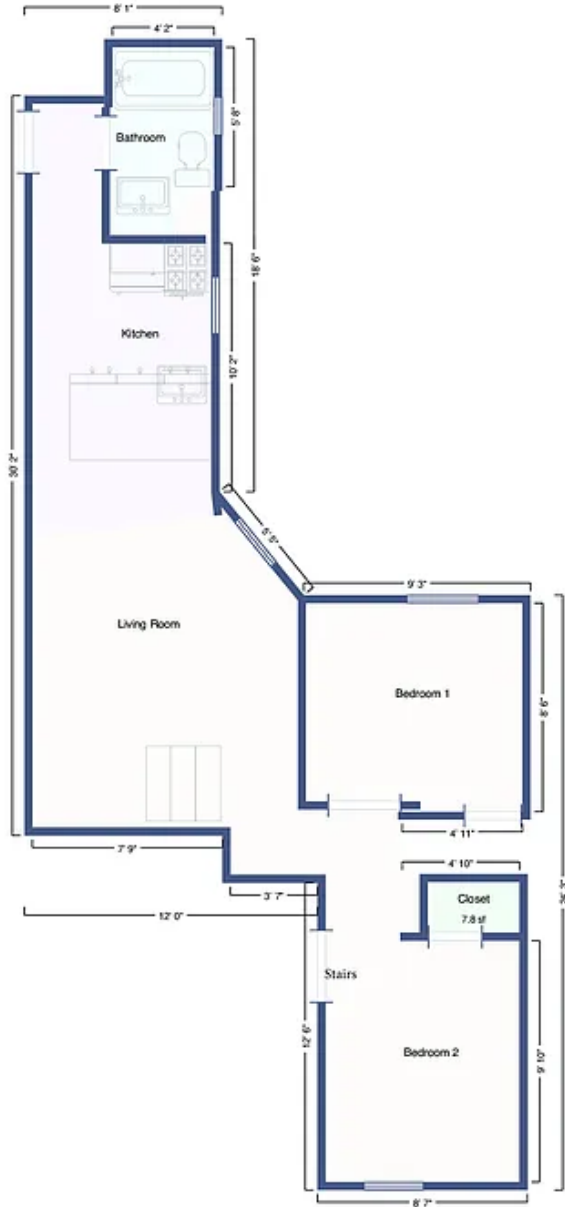


EXAMPLE "A" LINE

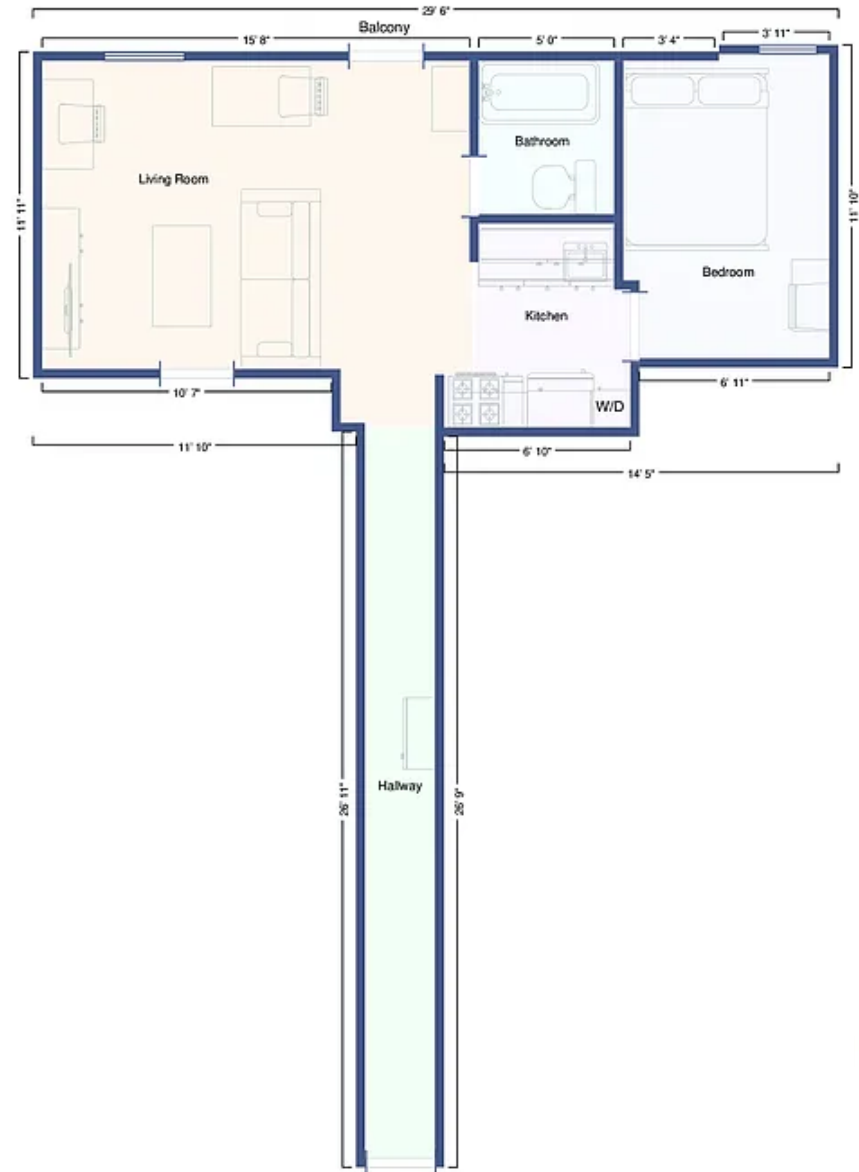
EXAMPLE "B" LINE



EXAMPLE "C" LINE



EXAMPLE "D" LINE





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