

308 TOMPKINS AVENUE, BROOKLYN, NY 11216

IPRG

EXCLUSIVE OFFERING MEMORANDUM



Renovated Free Market Mixed Use in Bed-Stuy

308 TOMPKINS AVENUE, BROOKLYN, NY 11216



RENOVATED FREE MARKET MIXED USE IN BED-STUY FOR SALE

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FOR MORE INFORMATION,
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

308 TOMPKINS AVENUE





OFFERING PRICE
\$2,750,000

INVESTMENT HIGHLIGHTS

3 Apts & 1 Store
of Units

4,620
Approx. SF

6.63%
Current Cap Rate

6.89%
Pro Forma Cap Rate

\$687,500
Price/Unit

\$595
Price/SF

12.14x
Current GRM

11.73x
Pro Forma GRM

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INCOME & EXPENSES

UNIT	TYPE	CURRENT	PRO FORMA	STATUS	EXPIRATION	NOTES
1	3 BR /1 BA	\$4,243	\$4,243	FM	11/1/246 - 7/31/27	Renovated
2	3 BR /1 BA	\$4,346	\$4,346	FM	8/1/26 - 7/31/27	Renovated
3	3 BR /1 BA	\$3,900	\$4,243	FM	5/1/26 - 4/30/27	Renovated
Store	Crown Fried Chicken	\$6,381	\$6,700		2/1/22 - 1/31/27	5% annual increases
	MONTHLY:	\$18,870	\$19,532			
	ANNUALLY:	\$226,445	\$234,387			

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 226,445	\$ 234,387
VACANCY/COLLECTION LOSS (5%):	\$ (11,322)	\$ (11,719)
EFFECTIVE GROSS INCOME:	\$ 215,122	\$ 222,668
REAL ESTATE TAXES (2A):	\$ (6,595)	\$ (6,595)
TAX REIMBURSEMENT:	\$ 817	\$ 817
FUEL:	\$ 0	\$ 0
WATER AND SEWER:	\$ (5,382)	\$ (5,382)
WATER & SEWER REIMBURSEMENT:	\$ 2,000	\$ 2,000
INSURANCE:	\$ (5,500)	\$ (5,500)
COMMON AREA ELECTRIC:	\$ (800)	\$ (800)
REPAIRS & MAINTENANCE:	\$ (3,000)	\$ (3,000)
PAYROLL:	\$ (3,600)	\$ (3,600)
MANAGEMENT (5%):	\$ (10,756)	\$ (11,133)
TOTAL EXPENSES:	\$ (32,817)	\$ (33,194)
NET OPERATING INCOME:	\$ 182,306	\$ 189,474

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 308 Tompkins Avenue, a renovated 4-story mixed-use building located in the heart of Bedford-Stuyvesant, Brooklyn. The asset consists of 3 residential apartments and 1 ground-floor retail store, delivering strong in-place cash flow with an established commercial tenant and free-market residential income.

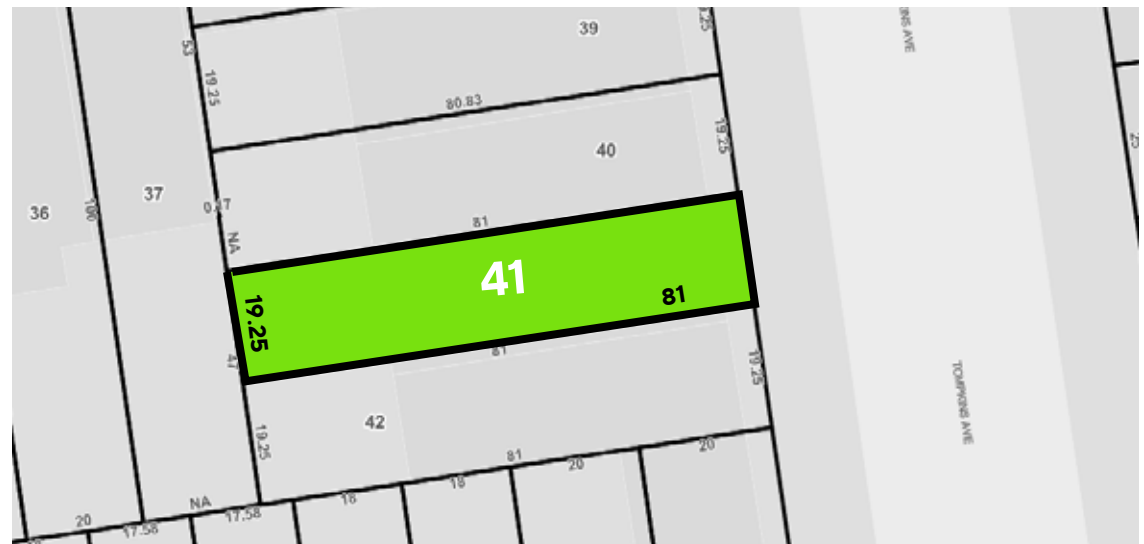
The building sits on a high-visibility stretch of Tompkins Avenue, one of Bed-Stuy's premier retail corridors, with excellent foot traffic and convenient access to the A/C subway lines. Bedford-Stuyvesant continues to attract strong residential demand while supporting a vibrant mix of local shops, dining, and neighborhood services. Total building area is approximately 4,620 SF. The property benefits from protected tax status, resulting in exceptionally low annual taxes of only \$6,595 and meaningful insulation against assessment increases.

This is a great opportunity to acquire a well-located, renovated, cash-flowing mixed-use asset in Bed-Stuy at \$595/SF, producing a 6.63% cap rate on \$226,000 of annual gross income, with both defensive characteristics (tax protection + residential income) and stable commercial occupancy.

BUILDING INFORMATION

BLOCK & LOT:	01809-0041
NEIGHBORHOOD:	Bedford-Stuyvesant
CROSS STREETS:	Quincy Street & Gates Avenue
BUILDING DIMENSIONS:	19.25 ft x 60 ft
LOT DIMENSIONS:	19.25 ft x 81 ft
# OF UNITS:	3 Apts & 1 Store
APPROX. TOTAL SF:	4,618
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	Class 2A (\$6,595)

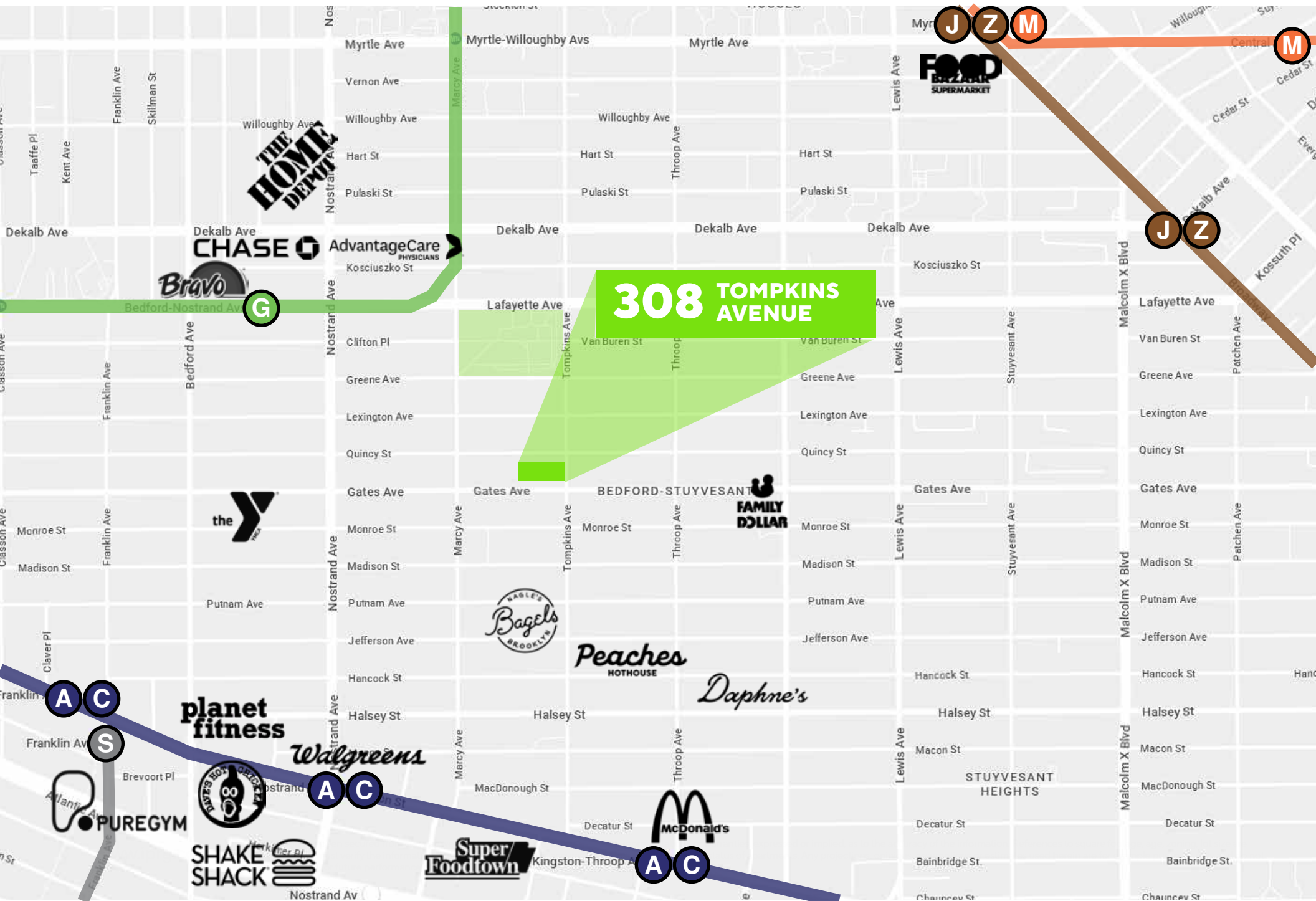
TAX MAP



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PROPERTY MAP



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RENOVATED FREE MARKET MIXED USE IN BED-STUY **FOR SALE**

INTERIOR PROPERTY PHOTOS



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