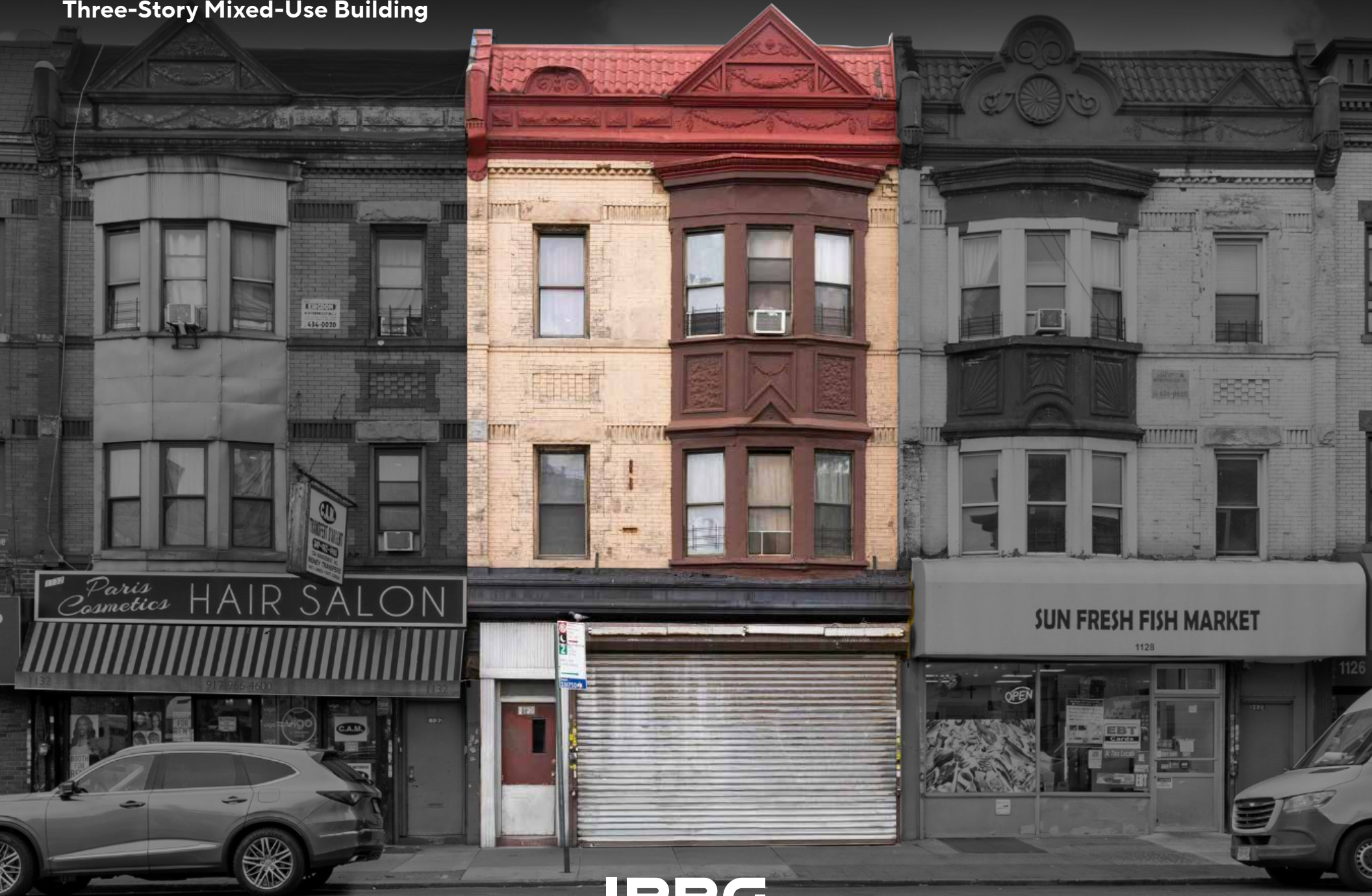


1130 FLATBUSH AVENUE, BROOKLYN, NY 11226

EXCLUSIVE OFFERING MEMORANDUM

Three-Story Mixed-Use Building



IPRG

1130 FLATBUSH AVENUE, BROOKLYN, NY 11226

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MIXED-USE BUILDING FOR SALE

1130 FLATBUSH AVENUE, BROOKLYN, NY 11226

THREE-STORY MIXED-USE BUILDING FOR SALE

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FOR MORE INFORMATION,
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718.360.8802	718.360.2993	718.360.8817	718.360.8849
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www.iprg.com

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INVESTMENT PRICING

1130 FLATBUSH AVENUE





OFFERING PRICE
\$1,550,000

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store
of Units

3,375
Approx. SF

6.72%
Pro Forma Cap Rate

\$516,667
Price/Unit

\$459
Price/SF

10.76x
Pro Forma GRM

1130 FLATBUSH AVENUE, BROOKLYN, NY 11226

THREE-STORY MIXED-USE BUILDING FOR SALE

INCOME & EXPENSES

UNIT	TYPE	CURRENT	PRO FORMA	STATUS	EXPIRATION	NOTES
1	3 BR 1 BA	\$1,350	\$3,500	FM	MTM	
2	3 BR 1 BA	\$1,125	\$3,500	FM	MTM	
Store	Crown Fried Chicken	\$0.00	\$5,000			Vacant
	MONTHLY:	\$2,475	\$12,000			
	ANNUALLY:	\$29,700	\$144,000			

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 29,700	\$ 144,000
VACANCY/COLLECTION LOSS (5%):	\$ (1,485)	\$ (7,200)
EFFECTIVE GROSS INCOME:	\$ 28,215	\$ 136,800
REAL ESTATE TAXES (CLASS 1):	\$ (7,484)	\$ (7,484)
FUEL:	\$ (3,375)	\$ 0
WATER AND SEWER:	\$ (5,382)	\$ (5,382)
INSURANCE:	\$ (5,500)	\$ (5,500)
COMMON AREA ELECTRIC:	\$ (800)	\$ (800)
REPAIRS & MAINTENANCE:	\$ (3,000)	\$ (3,000)
PAYROLL:	\$ (3,600)	\$ (3,600)
MANAGEMENT (5%):	\$ (1,411)	\$ (6,840)
TOTAL EXPENSES:	\$ (30,552)	\$ (32,606)
NET OPERATING INCOME:	\$ (2,337)	\$ 104,194

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PROPERTY INFORMATION

1130 FLATBUSH AVENUE



THREE-STORY MIXED-USE BUILDING **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1130 Flatbush Avenue. The subject property is located in the Flatbush neighborhood of Brooklyn, New York.

The property is zoned R7A, R6A, C2-4.

The property is conveniently located near the Q, 2, and 5 subway lines, providing easy access throughout Brooklyn and Manhattan.

TAX MAP

BLOCK & LOT:	05164-0027
NEIGHBORHOOD:	Flatbush
CROSS STREETS:	Cortelyou Road & Dorchester Road
BUILDING DIMENSIONS:	22.5 ft x 55 ft
LOT DIMENSIONS:	22.5 ft x 96.75 ft
# OF UNITS:	2 Apts & 1 Commercial
APPROX. TOTAL SF:	3,600
ZONING:	R7A, R6A, C2-4
FAR:	1.65
TAX CLASS / ANNUAL TAXES:	1 / \$7,484

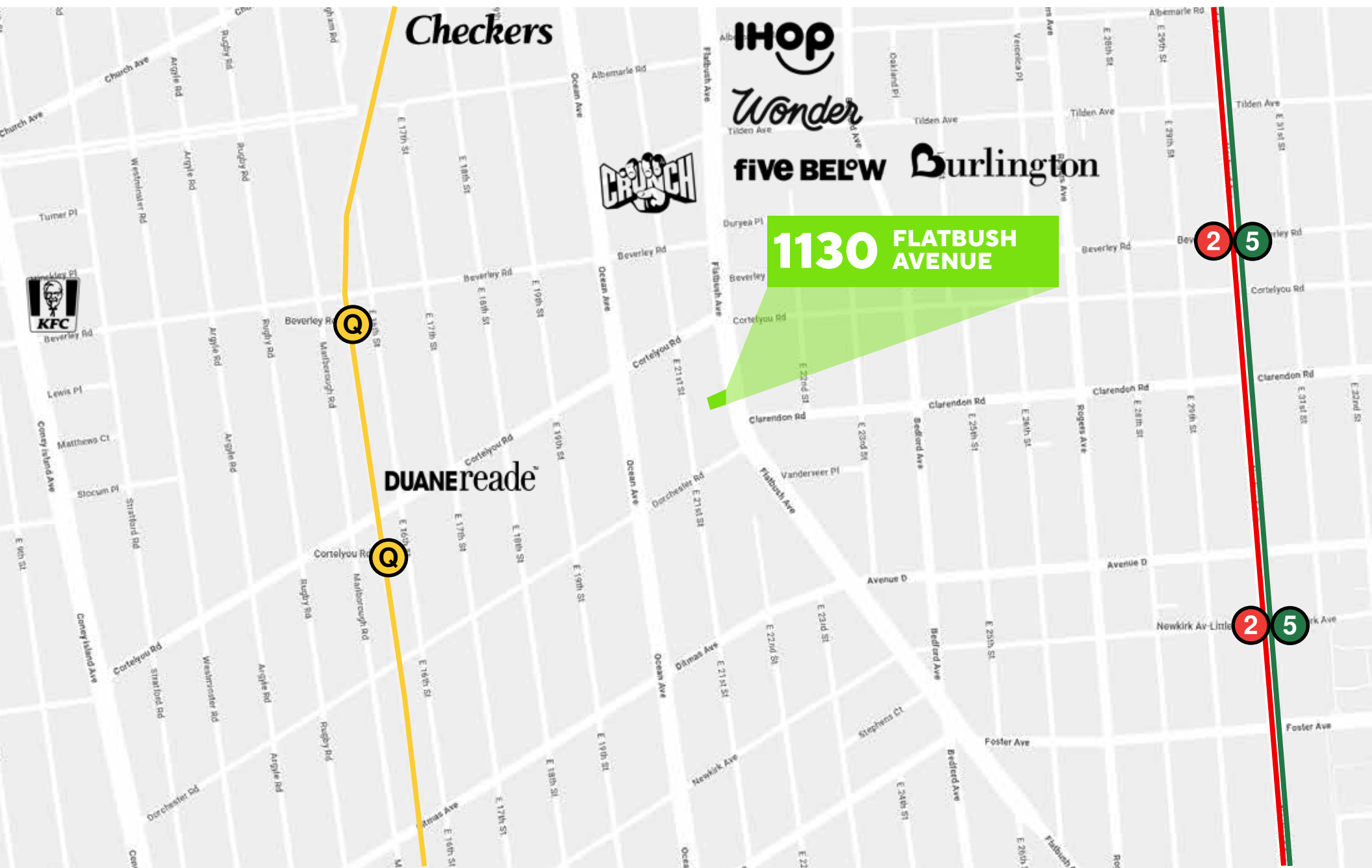


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1130 FLATBUSH AVENUE, BROOKLYN, NY 11226

THREE-STORY MIXED-USE BUILDING FOR SALE

PROPERTY MAP



1130 FLATBUSH AVENUE, BROOKLYN, NY 11226

THREE-STORY MIXED-USE BUILDING **FOR SALE**

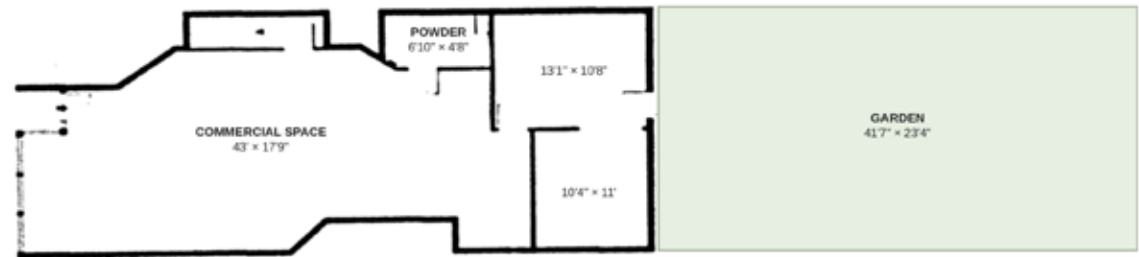
FLOOR PLANS



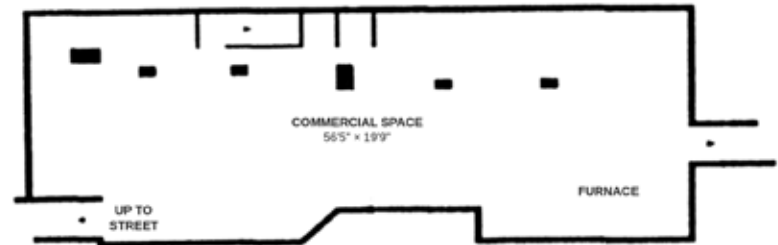
SECOND FLOOR
Ceiling height 9'11"



THIRD FLOOR
Ceiling height 9'11"



FIRST FLOOR
Ceiling height 11'2"



BASEMENT
Ceiling height 6'10"

INT: 3,930 ft²

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