

129 TAPSCOTT STREET, BROOKLYN, NY 11212

EXCLUSIVE OFFERING MEMORANDUM

6 Family Building For Sale



IPRG

129 TAPSCOTT STREET, BROOKLYN, NY 11212

IPRG FOR SALE

129 TAPSCOTT STREET, BROOKLYN, NY 11212

6 FAMILY BUILDING FOR SALE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Steve Reynolds	Tom Reynolds	Brian Davila	Jared Friedman
President	Founding Partner	Managing Partner	Partner	Senior Director
718.360.8802	718.360.2993	718.360.8817	718.360.8849	718.550.0087
derek@iprg.com	steve@iprg.com	tom@iprg.com	brian@iprg.com	jfriedman@iprg.com

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.

www.iprg.com

IPRG

INVESTMENT PRICING

129 TAPSCOTT STREET





OFFERING PRICE
\$750,000

INVESTMENT HIGHLIGHTS

6 Apts
of Units

4,442
Approx. SF

7.86%
Current Cap Rate

\$125,000
Price/Unit

\$169
Price/SF

7.45x
Current GRM

129 TAPSCOTT STREET, BROOKLYN, NY 11212

6 FAMILY BUILDING FOR SALE

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	STATUS
1L	1 BR	740	\$783	RS
1R	1 BR	740	\$1,500	RS
1RE	1 BR	740	\$1,243	RS
2L	1 BR	740	\$1,131	RS
2R	1 BR	740	\$932	RS
3L	1 BR	740	\$1,054	RS
3R	1 BR	740	\$1,742	RS
MONTHLY:			\$8,385	
ANNUALLY:			\$100,623	

	CURRENT
GROSS OPERATING INCOME:	\$ 100,623
VACANCY/COLLECTION LOSS (3%):	\$ (3,019)
EFFECTIVE GROSS INCOME:	\$ 97,604
REAL ESTATE TAXES (2A):	\$ (14,205)
GAS (SEPERATELY METERED):	\$ 0
WATER AND SEWER:	\$ (6,000)
INSURANCE:	\$ (8,000)
COMMON AREA ELECTRIC:	\$ (1,500)
REPAIRS & MAINTENANCE:	\$ (6,000)
MANAGEMENT (3%):	\$ (2,928)
TOTAL EXPENSES:	\$ (38,633)
NET OPERATING INCOME:	\$ 58,971

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.

IPRG

PROPERTY INFORMATION

129 TAPSCOTT STREET



6 FAMILY BUILDING **FOR SALE**

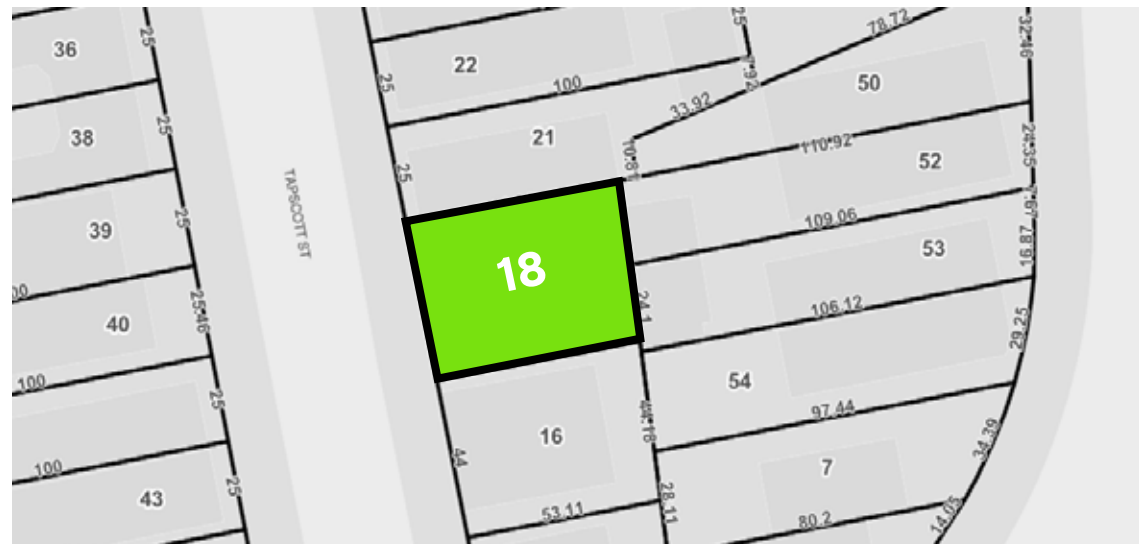
Investment Property Realty Group (IPRG) has been exclusively retained to sell 129 Tapscott Street. The subject property located between Sutter Avenue and Blake Avenue in Brownsville, Brooklyn.

The three-story property is built 31.5 ft x 47 ft on a 42.5 ft x 57.08 ft lot and contains approximately 4,442 square feet. The building consists of 6 residential apartments and is situated within R6 zoning. The property is designated in Tax Class 2A, with annual real estate taxes of approximately \$14,205.

The property is located near the 2,3,4 & 5 trains.

TAX MAP

BLOCK & LOT:	3533-0018
NEIGHBORHOOD:	Brownsville
CROSS STREETS:	Sutter Avenue & Blake Avenue
BUILDING DIMENSIONS:	31.5 ft x 47 ft
LOT DIMENSIONS:	42.5 ft x 57.08 ft
# OF UNITS:	6 Apts
APPROX. TOTAL SF:	4,442 SF
ZONING:	R6
FAR:	2.2
TAX CLASS / ANNUAL TAXES:	2A / \$14,205



IPRG 7

129 TAPSCOTT STREET, BROOKLYN, NY 11212

6 FAMILY BUILDING **FOR SALE**

PROPERTY MAP



IPRG

129 TAPSCOTT STREET, BROOKLYN, NY 11212

6 FAMILY BUILDING FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Steve Reynolds	Tom Reynolds	Brian Davila	Jared Friedman
President	Founding Partner	Managing Partner	Partner	Senior Director
718.360.8802	718.360.2993	718.360.8817	718.360.8849	718.550.0087
derek@iprg.com	steve@iprg.com	tom@iprg.com	brian@iprg.com	jfriedman@iprg.com

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.