

1449 BUSHWICK AVENUE, BROOKLYN, NY 11207

EXCLUSIVE OFFERING MEMORANDUM

6 Family Building For Sale



IPRG

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IPRG FOR SALE

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6 FAMILY BUILDING FOR SALE

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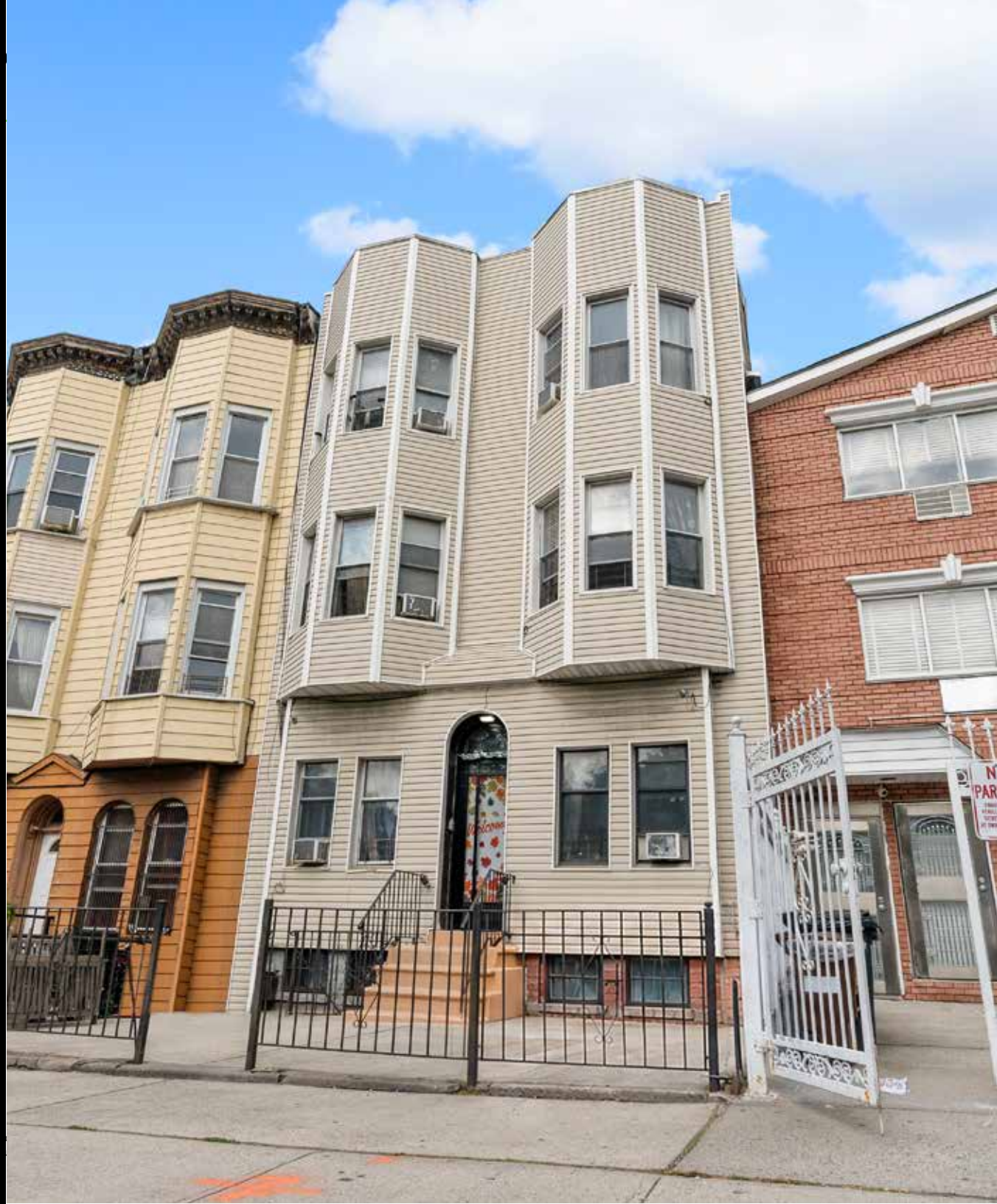
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INVESTMENT PRICING

1449 BUSHWICK AVENUE





OFFERING PRICE
\$750,000

INVESTMENT HIGHLIGHTS

6 Apts
of Units

4,725
Approx. SF

6.52%
Current Cap Rate

\$125,000
Price/Unit

\$159
Price/SF

7.79x
Current GRM

UNIT	APPROX. SF	CURRENT	STATUS
1L	750	\$1,462	RS
1R	750	\$2,732	RS
2L	750	\$676	RS
2R	750	\$560	RS
3L	750	\$523	RS
3R	750	\$2,071	RS
MONTHLY:		\$8,024	
ANNUALLY:		\$96,288	

	CURRENT
GROSS OPERATING INCOME:	\$ 96,288
VACANCY/COLLECTION LOSS (3%):	\$ (2,889)
EFFECTIVE GROSS INCOME:	\$ 93,399
REAL ESTATE TAXES (2A):	\$ (12,176)
GAS:	\$ (8,000)
WATER AND SEWER:	\$ (6,000)
INSURANCE:	\$ (8,000)
COMMON AREA ELECTRIC:	\$ (1,500)
REPAIRS & MAINTENANCE:	\$ (6,000)
MANAGEMENT (3%):	\$ (2,802)
TOTAL EXPENSES:	\$ (44,478)
NET OPERATING INCOME:	\$ 48,921

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PROPERTY INFORMATION

1449 BUSHWICK AVENUE



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6 FAMILY BUILDING **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 1449 Bushwick Avenue. The subject property is located between Pilling Street and Chauncey Street in Bushwick, Brooklyn.

The three-story property is built 25 ft x 63 ft on a 25 ft x 90 ft lot and contains approximately 4,725 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 \$12,176.

The property is located within walking distance to the J, Z, A, C & L trains.

BUILDING INFORMATION

BLOCK & LOT:	3451-0004
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Pilling Street & Chauncey Street
BUILDING DIMENSIONS:	25 ft x 63 ft
LOT DIMENSIONS:	25 ft x 90 ft
# OF UNITS:	6 apts
APPROX. TOTAL SF:	4,725 SF
ZONING:	R6
FAR:	3
TAX CLASS / ANNUAL TAXES:	2A / \$12,176

TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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