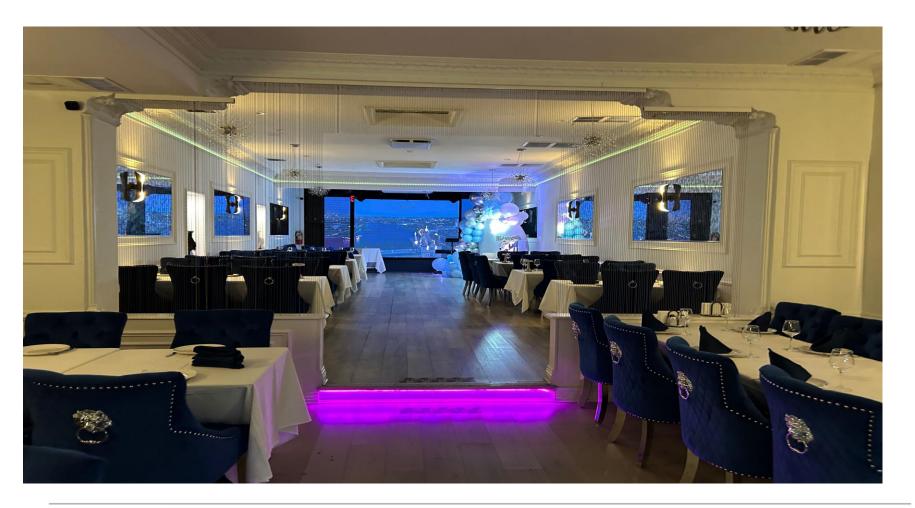


① SUBJECT PROPERTY ASKING \$1,650,000 1223 Avenue U, Brooklyn NY 11229



②Synopsis:

- \$1,650,000 USD
- Building Size 2,540 SF
- Newly Built Event/Restaurant Space. Multiple floors and fully vented.
- Investor or Owner Occupier Opportunity
- Occupied by a tenant and option to renew the lease or buyer occupy for their own use.

3 Rent Roll / Cap Rate

• CAP RATE: 6.15%

• RENT ROLL:

FROM	<u>Through</u>	MONTHLY RENT	ANNUAL RENT
10-01-2015	09-30-2016	\$6,300.00	\$75,600.00
10-01-2016	09-30-2017	\$6,489.00	\$77,868.00
10-01-2017	09-30-2018	\$6,683.67	\$80,204.04
10-01-2018	09-30-2019	\$6,884.18	\$82,610.16
10-01-2019	09-30-2020	\$7,090.71	\$85,088.52
10-01-2020	09-30-2021	\$7,516.16	\$90,193.92
10-01-2021	09-30-2022	\$7,741.64	\$92,899.68
10-01-2022	09-30-2023	\$7,973.90	\$95,686.80
10-01-2023	09-30-2024	\$8,213.12	\$98,557.44
10-01-2024	09-30-2025	\$8,459.51	\$101,514.12

Additional Images:



