

103 Grattan Street

East Williamsburg, Brooklyn | Offering price \$1,750,000



Building Summary

| | |
|------------------------|---------|
| Block/Lot | 3004/36 |
| Building Dimensions | 25x100 |
| Building Size (SF) Apx | 6,000 |
| Stories | 3 |
| Tax Class | C |
| Zoning | M1-1 |
| FAR | 2.42 |

Acquisition Metrics

| | |
|---------------------------------|-----------|
| Acquisition Cap Rate (In Place) | 8.09% |
| Net Operating Income | \$141,575 |
| Price Per Unit | \$320,833 |
| Commercial % of Gross Revenue | N/A |
| Tax % of Gross Income | 4.1% |

Unit Breakdown

| | | |
|--------------------|-----|----------|
| Free Market | 17% | 1 |
| Stabilized | 83% | 5 |
| Rent Control | 0% | 0 |
| Commercial | | 0 |
| Total Units | | 6 |

Income/Expense Summary

| Income: In-Place | | Total | Total |
|-----------------------------|--|------------------|------------|
| Residential Income | | \$160,199 | |
| Commercial Income | | \$3,600 | \$0 |
| Tax Reimbursements | | \$0 | \$0 |
| Utility Reimbursements | | \$0 | \$0 |
| Vacancy(4% Resi, 3% Comm) | | \$0 | \$0 |
| Total Annual Revenue | | \$163,799 | \$0 |

Income/Expense Summary

| Expenses | | Total | Notes |
|------------------------------|--|-----------------|-----------|
| Real Estate Taxes | | \$6,627 | 2025-2026 |
| Fuel/Gas | | \$4,918 | Estimated |
| Repairs & Maintenance | | \$2,100 | Estimated |
| Water and Sewer | | \$5,202 | Estimated |
| Electric | | \$998 | Estimated |
| Insurance | | \$2,379 | |
| Total Annual Expenses | | \$22,224 | |
| Net Operating Income | | | |

Rent Roll

| Residential | | | | | | |
|-----------------------------|-------------|------|-------|-------|-----------|------------------|
| | Unit Status | Beds | Baths | Notes | Lease Exp | Current Rent |
| 1L | RS | 1 | 1 | | 9/30/26 | \$899.99 |
| 1R | RS | 1 | 1 | | 6/30/27 | \$1,952.00 |
| 2L | FM | 1 | 1 | | 5/31/26 | \$3,500.00 |
| 2R | RS | 1 | 1 | | 1/31/27 | \$1,867.30 |
| 3L | RS | 1 | 1 | | 5/31/27 | \$1,834.56 |
| 3R | FM | 1 | 1 | | 1/31/26 | \$3,296.00 |
| Total Monthly Income | | | | | | \$13,350 |
| Gross Annual Income | | | | | | \$160,198 |

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