

# 2930 ATLANTIC AVENUE

East New York, NY 11207 | Brooklyn



Price Per SF  
**\$342**

Price Per Buildable SF  
**\$342**

Projected Cap Rate  
**7.40%**

**MIXED-USE, VALUE ADD  
TWO-STORY BUILDING WITH  
AIR RIGHTS VACANT RETAIL  
IDEAL FOR USER OR INVESTOR**

**CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION:**



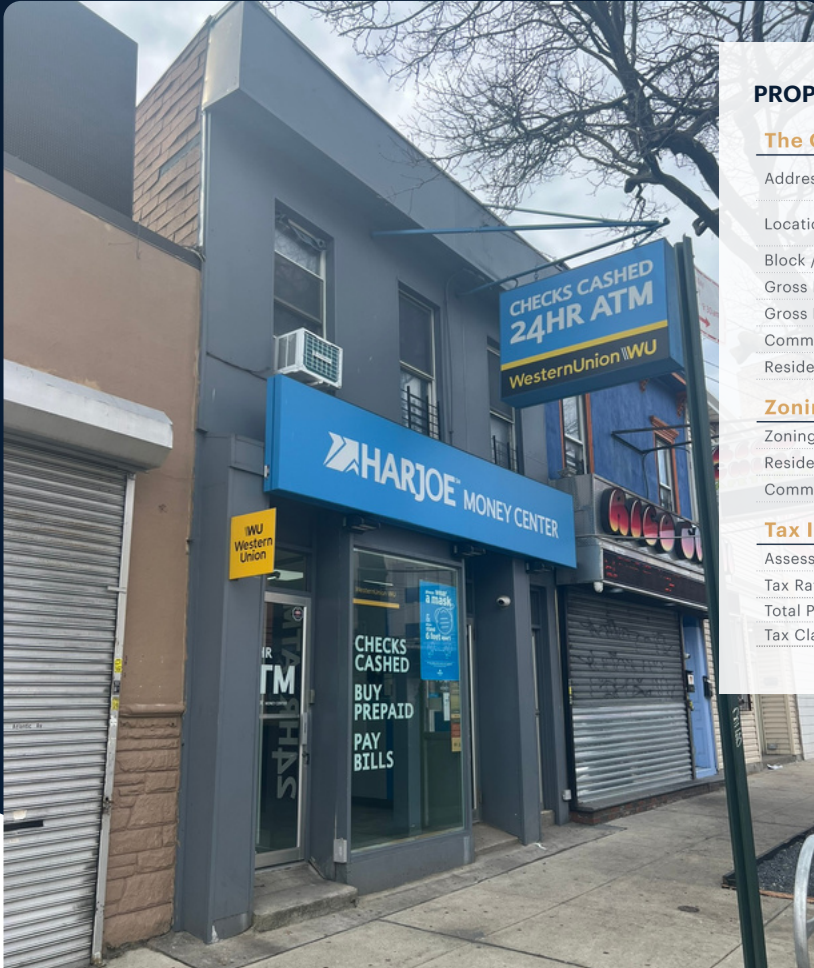
**Kevin Schmitz**  
Vice President  
kshmitz@ripcony.com  
D: 718.663.2644



**Andrew LeoGrande**  
Associate  
aleogrande@ripcony.com  
D: 718.663.2646

# 2930 ATLANTIC AVENUE

East New York, NY 11207 | Brooklyn



## PROPERTY INFORMATION

### The Offering

|                   |   |
|-------------------|---|
| Address           | 2930 Atlantic Avenue<br>East New York, NY 11207                 |
| Location          | South side of Atlantic Ave between<br>Ashford & Warwick Streets |
| Block /Lot        | 3967 / 21   |
| Gross Lot SF      | 1,520 SF (approx.)  |
| Gross Building SF | 2,340 SF (approx.)  |
| Commercial SF     | 1,240   |
| Residential SF    | 1,100   |

### Zoning Information

|                                  |                         |
|----------------------------------|-------------------------|
| Zoning                           | R8A/C2-4                |
| Residential FAR --> Buildable SF | 7.2 10,944 SF (approx.) |
| Commercial FAR --> Buildable SF  | 2.0 3,040 SF (approx.)  |

### Tax Information

|                              |         |
|------------------------------|---------|
| Assessment (23/24)           | \$9,386 |
| Tax Rate                     | 20.085% |
| Total Property Taxes (23/24) | \$1,885 |
| Tax Class                    | 1       |

## FINANCIAL PROFORMA

| REVENUE               | ANNUAL          | MONTHLY | OPERATING EXPENSES       | ANNUAL          | PROJECTION |                                 |          |
|-----------------------|-----------------|---------|--------------------------|-----------------|------------|---------------------------------|----------|
| Ground Floor - Retail | \$48,000        | \$4,000 | Property Taxes           | \$1,885         | Actual     | Total Revenue                   | \$72,000 |
|                       |                 |         | Vacancy/Credit Loss (3%) | \$2,160         | Projected  | Less Operating Expenses         | (10,935) |
|                       |                 |         | Insurance                | \$2,340         | Projected  | Net Operating Income (Proforma) | \$61,065 |
| 2nd Floor - Apartment | \$24,000        | \$2,000 | Utilities                | \$3,510         | Projected  |                                 |          |
|                       |                 |         | Repairs/Maintenance      | \$2,925         | Projected  |                                 |          |
| <b>Total Revenue</b>  | <b>\$72,000</b> |         | <b>Total Expenses</b>    | <b>\$10,935</b> |            |                                 |          |

## CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION:



**Kevin Schmitz**  
Vice President  
kschmitz@ripcony.com  
D: 718.663.2644



**Andrew LeoGrande**  
Associate  
aleogrande@ripcony.com  
D: 718.663.2646