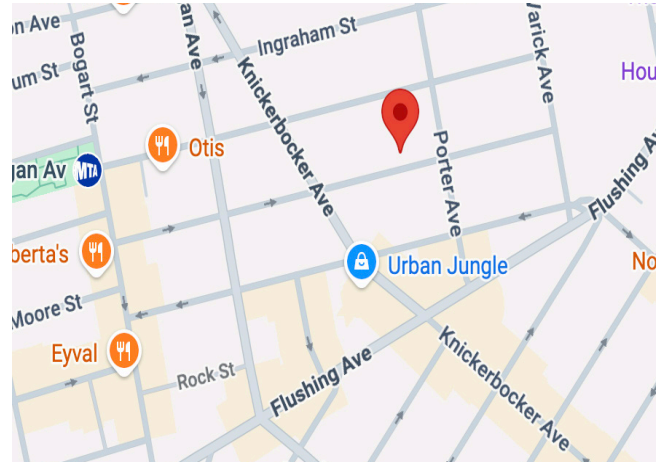


103 Grattan Street

East Williamsburg, Brooklyn | Offering price \$2,100,000



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)	6.87%
Net Operating Income	\$144,240
Price Per Unit	\$350,000
Commercial % of Gross Revenue	N/A
Tax % of Gross Income	4.2%

Unit Breakdown

Free Market	33%	2
Stabilized	67%	4
Rent Control	0%	0
Commercial		0
Total Units		6

Income/Expense Summary

Income: In-Place

	Total	Total
Residential Income	\$158,388	
Commercial Income	\$0	\$0
Tax Reimbursements	\$0	\$0
Utility Reimbursements	\$0	\$0
Vacancy (4% Resi, 3% Comm)	\$0	\$0
Total Annual Revenue	\$158,388	\$0

Income/Expense Summary

Expenses

	Total	Notes
Real Estate Taxes	\$6,627	2025-2026
Fuel/Gas	\$4,920	Estimated
Repairs & Maintenance	\$3,036	Estimated
Water and Sewer	\$5,208	Estimated
Electric	\$998	Estimated
Total Annual Expenses	\$14,154	
Net Operating Income	\$144,234	

Rent Roll

Residential

	Unit Status	Beds	Baths	Notes	Lease Exp	Current Rent
1L	RS	1	1		9/30/25	\$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		1/31/26	\$1,812.92
3L	RS	1	1		5/31/27	\$1,834.56
3R	FM	1	1		1/31/26	\$3,200.00
Monthly Residential Income						\$13,199
Total Monthly Income						\$13,199
Gross Annual Income						\$158,388

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 or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. 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.



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