



# DEAL OFFERING

- 5 UNITS & 4 COMMERCIAL
- CARROLL GARDENS
- ALL FREE-MARKET UNITS



561 CLINTON STREET, BROOKLYN, NY 11231

**Joseph M. Friedman**

President

212-235-5685

[joseph@blackshorerealty.com](mailto:joseph@blackshorerealty.com)



**Address:** **561 Clinton Street, Brooklyn, NY 11231**  
**Aka 127-135 Huntington Street**  
(Northeast corner of Huntington Street and Hamilton Avenue)

Description	Block & Lot	379/1
<p>4-story mixed-use building built in 1931 totaling approximately 5,000 SF.</p> <p>The building is located in Carrol Gardens and consists of 5 apartments and 4 commercial units.</p> <p>The property is close to "Smith St" [F, G trains] subway station.</p>	Lot Size	20 ft x 90 ft (1,800 SF)
	Built Size	20 ft x 50 ft (5,000 SF)
	Stories	4
	Total Apartments	5
	Layout (# of Apts. / # of Bedrooms)	1/Studio, 2/1BR, 2/2BR
	Zoning	R6B
	FAR (built/allowed)	2.78/2.02
	Assessment & Taxes (2026)	\$317,455 /\$39,488 (Class 2B)

**1st Mortgage:** Delivered Free & Clear **No Open HPD Violations**

<i>Income</i>	Apartments	\$190,500
	Commercial	\$179,400
	<b>Total Rent</b>	<b>\$369,900</b>
	Vacancy & Credit Loss (3%)	(\$11,097)
	<b>Collected Rent</b>	<b>\$358,803</b>
<i>Estimated Expenses</i>	RE Taxes (2026)	\$39,488
	Water & Sewer	\$6,800
	Fuel	\$6,200
	Electricity	\$1,600
	Insurance	\$7,600
	Management Fees (Estimated @ 3% of EGI)	\$10,764
	Repairs, Maintenance & Misc.	\$6,750
	<b>Total</b>	<b>\$79,202</b>
<b>Estimated Net Operating Income</b>		<b>\$279,601</b>

<i>Metrics</i>	Average Rent / Apartment	\$3,175
	Price / Unit (the store is counted as 1 unit)	\$555,556
	Price / SF	\$1,000
	Gross Rent Multiplier	13.5x
	Cap Rate	5.6%

**Price: \$5,000,000 ALL CASH**

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**RESIDENTIAL RENT ROLL**

APT#	TENANT NAME	RENT/MO.	SF	BEDROOMS	STATUS	LXP
1	Vacant (Projected)	\$1,800	500	Studio	FM	-
2	Vacant (Projected)	\$3,500	750	2	FM	-
3	Tenant 3	\$2,900	750	1	FM	06/30/2026
4	Tenant 4	\$3,675	750	1	FM	05/31/2026
5	Vacant (Projected)	\$4,000	750	2	FM	-
<b>MOTNHLY INCOME</b>		<b>\$15,875</b>				
<b>ANNUAL INCOME</b>		<b>\$190,500</b>				

**COMMERCIAL RENT ROLL**

UNIT#	TENANT NAME	RENT/MO.	SF	RENT/SF.	LXP
<b>ADVERTISEMENT</b>	-	\$5,000			
<b>OFFICE 1</b>	Vacant (Projected)	\$1,000	400	\$30.0	-
<b>STORE 1 - CORNER</b>	Hey Healthy Nail	\$3,750	500	\$90.0	12/31/2033
<b>STORE 2 - MIDDLE</b>	Vacant (Projected)	\$2,000	400	\$60.0	-
<b>STORE 3</b>	Vacant (Projected)	\$3,200	500	\$76.8	-
<b>MOTNHLY INCOME</b>		<b>\$14,950</b>			
<b>ANNUAL INCOME</b>		<b>\$179,400</b>			

<b>TOTAL MOTNHLY INCOME</b>	<b>\$30,825</b>
<b>TOTAL ANNUAL INCOME</b>	<b>\$369,900</b>

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**ADDITIONAL PHOTOS**



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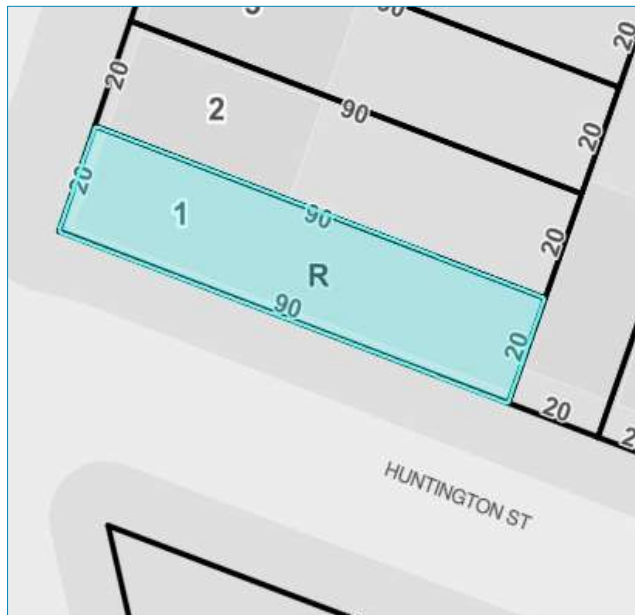
**PROPERTY MAP**



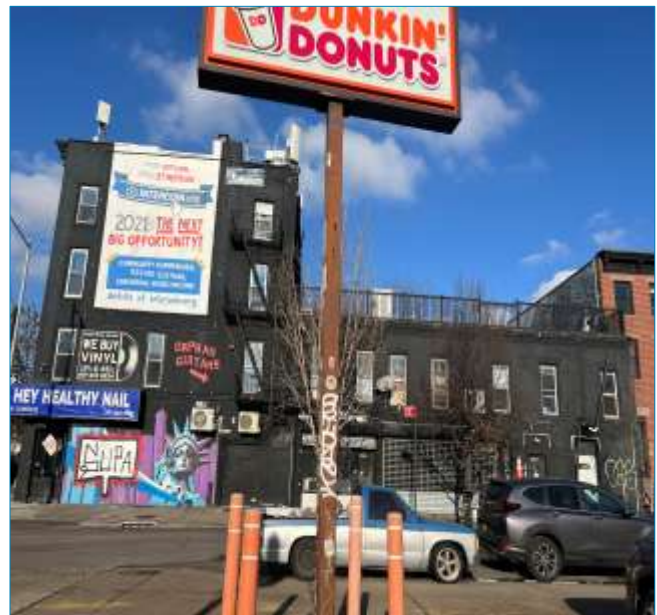
**NEIGHBORHOOD MAP**



**TAX MAP**



**SIDE STREET PHOTO**



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