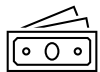




1108 Blake Avenue



ASKING
\$1,425,000



Occupancy
66%



PROJECTED CAP RATE
8.6%



LOCATION
East New York

INVESTMENT OPPORTUNITY

Exodus Capital is pleased to offer 1108 Blake Avenue for sale located on the corner of Blake Avenue between Montauk & Atkins with a total of 3,000 SF. The building consists of two, free market apartments over a deli and vacant garage which is 500 SF – ideal for storage or one car. The building is 20 x 50 and built back by 70. The asset is Tax Class 1 – with annual taxes of \$3,508. There is organic upside in the rents with strong program tenant options and the ability to build to a low 9% return.

RENT ROLL

COMMERCIAL RENT

UNIT	CURRENT RENT	PRO FORMA	LEASE EXPIRATION	ADDITIONAL NOTES
Lucky Place Deli	\$3,750	\$4,000	1/31/2030	Rent increases to \$4,000 4/1/2026. 2.5% Increases Annually.
Garage	\$1,100	\$1,100		Vacant - Projected Income
	CURRENT	PRO FORMA		
Monthly Commercial Income	\$4,850	\$5,100		
Annual Commercial Income	\$58,200	\$61,200		

RESIDENTIAL RENT

UNIT	STATUS	CURRENT RENT	PRO FORMA	BEDROOMS	LEASE EXPIRATION	ADDITIONAL NOTES
1	FM	\$3,750	\$4,100	5 Bedroom	1/31/2026	NYCHA - 1 bathroom.
2	FM	\$3,750	\$4,100	5 Bedroom	Vacant	Delivered Vacant - Projected NYCHA rent if buyer wants unit occupied. 1 bathroom.
		CURRENT	PRO FORMA			
Monthly Residential Income		\$7,500	\$8,200			
Annual Residential Income		\$90,000	\$98,400			

EXPENSES

INCOME	CURRENT	\$/PER UNIT	PRO FORMA
Potential Gross Commercial Income	\$58,200	\$19,400	\$61,200
Potential Gross Residential Income	\$90,000	\$30,000	\$98,400
Vacancy Loss (3%)	(\$2,700)	(\$900)	(\$2,952)
Effective Gross Income	\$145,500		\$156,648

EXPENSES	CURRENT	\$/PER UNIT	PRO FORMA
Real Estate Taxes (2%)	\$3,508	\$1,169	\$3,613
Fuel - Gas	\$2,550	\$850	\$2,627
Insurance	\$3,600	\$1,200	\$3,708
Water and Sewer	\$2,550	\$850	\$2,627
Repairs and Maintenance	\$2,100	\$700	\$2,163
Common Electric (<i>PPSF</i>)	\$750	\$250	\$773
Super Salary	\$3,500	\$1,167	\$3,605
Management (3%)	\$4,365	\$437	\$4,699
Total Expenses (16%)	\$22,923	\$6,623	\$23,814
Net Operating Income	\$122,577		\$132,834



exiting clients out of **assets** and into **opportunities**

Haley Hasho

Office: 646.840.8201

Mobile: 717.491.4183

Haley.Hasho@exoduscapitalcre.com

www.exoduscapitalcre.com

[@exoduscapital.cre](https://www.instagram.com/exoduscapital.cre)

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