

OFFERING MEMORANDUM

2119 Utica Avenue Brooklyn, NY 11234



EXCELLENCE | UNMATCHED RESILIENCE | VALUE DRIVEN SOLUTIONS

THE OFFERING

The CS Organization is pleased to present 2119 Utica Avenue to market. 2119 consists of a ground floor store/office and two residential apartments above. The building is 3360SF and is zoned R3-2 and primely located a few minutes from the Flatbush Avenue commercial corridor. The property benefits from high foot traffic, strong visibility, high traffic count. 2119 is nestled in a thriving submarket of Brooklyn with consistent demand for rental housing positioning it for tremendous rental upside and or a owner/user strategy.

\$1,074,999

SUBJECT PROPERTY

2119 Utica Avenue Brooklyn NY

Lot Area: 2,000 SF

Zoning: R3-2

Building Area: 3,360 SF

Building Dimensions: 20 x 84

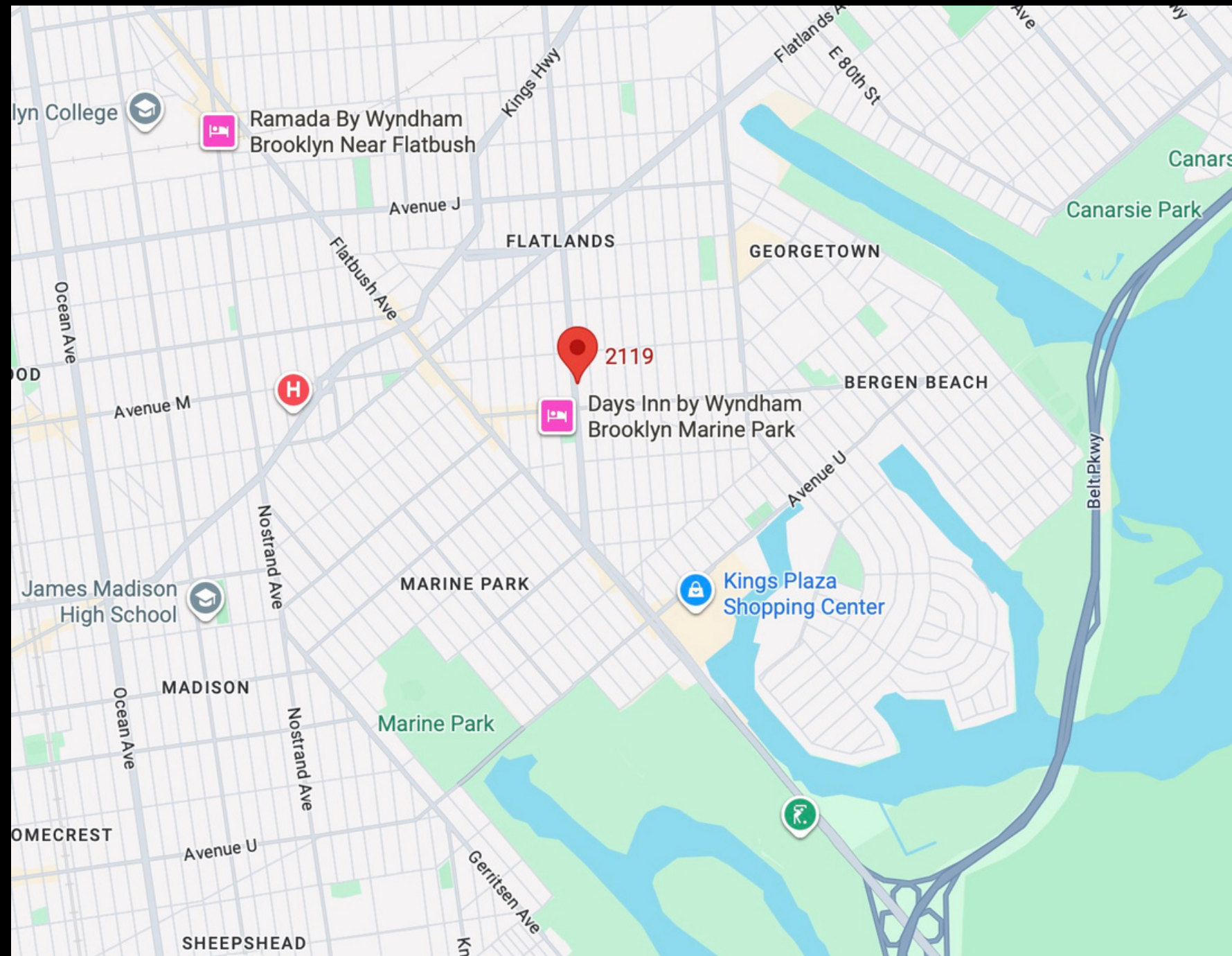
YOC: 1931

Stories: 2

RE Tax 26:\$7,400

FINANCIALS

Rent Roll	2119 Utica Ave				Projected				
APT	MIX	STATUS	RENT	TERM	APT	MIX	STATUS	RENT	TERM
Store/Office	1260 SF	Leased	\$ 3,300.00	MTM	Store/Office	1260 SF	Proj.	\$ 5,600.00	MTM
Apt 1	1B/1BA	Leased	\$ 1,500.00	MTM	Apt 1	1B/1BA	Proj.	\$ 2,200.00	MTM
Apt 2	1B/1BA	Leased	\$ 1,500.00	MTM	Apt 2	1B/1BA	Proj.	\$ 2,200.00	MTM
								\$ 10,000.00	
Current					Projected				
	Annual Gross Income		\$ 75,600.00			Annual Gross Income		\$ 120,000.00	
	Expenses				Expenses				
	RE TAX	\$ 7,400.00			RE TAX	\$ 7,400.00			
	Insurance	\$ 7,500.00			Insurance	\$ 7,500.00			
	Water/Sewer	\$ 4,200.00			Water/Sewer	\$ 4,200.00			
	Electric	\$ 1,850.00			Electric	\$ 1,850.00			
	Heat/Gas	\$ 12,000.00			Heat/Gas	\$ 12,000.00			
	Management Fee				Management Fee	\$ 3,600.00			
	Total	\$ 32,950.00			Total	\$ 36,550.00			
	NOI	\$ 42,650.00			NOI	\$ 83,450.00			
								7.8%	Cap Rate
						Asking	\$ 1,074,999.00		



Photos



Brokerage | Capital Advisory | Development



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