

360 S 3rd St/358 S 3rd St, Brooklyn NY 11211

Price: **\$3,580,000.**

Projected cap:

**6.95%**

**Income-producing, legal three-family brick house with a private driveway that fits three cars, and with full-finished basement.**

**To be delivered vacant at closing. Projected rents are based on analysis produced by [rentometer.com](http://rentometer.com) and reflect maximum potential prices.\***

Bldg size:	20'x62'	Lot size:	20'x95'	Sqf:	4,960	Price/sqf:	<b>\$721.77</b>	Unused FAR:	-236 sf
Zoning:	R6	Year built:	2,000	Roof height:	41f	Ground elev.:	25f	Av. unit size in sf:	1180

	Current rent:	Expires:	Projected rent	Annual income:	Projected:	Annual expenses:	Net income:	Projected net:
<b>TOTAL</b>	<b>\$0.00</b>		<b>\$22,452.00</b>	<b>\$0.00</b>	<b>\$269,424.00</b>	<b>-\$20,742.00</b>	<b>-\$20,742.00</b>	<b>\$248,682</b>
APT #1 2 bed, 1 bath		VACANT	\$6,296.00			<b>Tax 26/27</b> -\$9,042.00		
APT #2 2 bed, 2 bath		VACANT	\$6,861.00			<b>Electric</b> -\$1,200.00		
APT #3 3 bed, 3 bath duplex		VACANT	\$8,095.00			<b>Gas</b> \$0.00		
3 parking spaces		VACANT	\$1,200.00			<b>Water</b> -\$6,000.00		
<b>Link to 3D of the property</b>	<a href="https://my.matterport.com/show/?m=GVkYcRZYVMr">https://my.matterport.com/show/?m=GVkYcRZYVMr</a>					<b>Insurance</b> -\$4,500.00		
<b>Link to 3D of apt #1</b>	<a href="https://my.matterport.com/show/?m=w7p5UiovRhm">https://my.matterport.com/show/?m=w7p5UiovRhm</a>							
<b>Link to the zillow listing</b>	<a href="https://www.zillow.com/homedetails/358-S-3rd-St-3FAM-Brooklyn-NY-11211/461438269_zpid/?view=public">https://www.zillow.com/homedetails/358-S-3rd-St-3FAM-Brooklyn-NY-11211/461438269_zpid/?view=public</a>							

*\*requires making some upgrades in the apartments*

Prepared by Peter Nowik, NYS Licenced Real Estate Sales Person of Trademarko Realty Inc. Income and expense provided without a warranty of any kind. Trademarko disclaims any warranty including, without limitation, satisfactory or accuracy information. However, deem reliable.











