



DEAL OFFERING

- 7 UNITS + 1 STORE
- BROOKLYN HEIGHTS



152 MONTAGUE STREET, BROOKLYN, NY 11201

Joseph M. Friedman

President

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Address: **152 Montague Street, Brooklyn, NY 11201** (Between Henry Street and Clinton Street)

Description	Block & Lot	249/37
	Lot Size	25' x 100' (2,500 SF)
	Built Size	25' x 55' (5,500 SF)
	Stories	4 (Walkup)
	Total Apartments & Rooms	7 & 26
	Layout (# of Apts. / # of Rooms)	1/1BR, 6/2BR
	Zoning	R7-1, C1-3, LH-1
	FAR (built/allowed)	2.20/3.44
	Assessment & Taxes (2026)	\$891,655/\$110,913 (Class 2B)
	<p>4-story residential building built in 1900 totaling approximately 5,500 SF.</p> <p>The building is located in Brooklyn Heights and consists of 7 apartments and 1 store.</p> <p>The property located close to "Court Street" [R train] subway station.</p>	

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

Remarks: Tenant has a big outdoor open space (1,000 SF) and a basement (500 SF) that they use for storage. Residential condos in the area sell at \$2,000 PSF.

<i>Income</i>	Apartments	\$238,317
	Commercial	\$156,000
	Total	\$394,317
	Vacancy & Credit Loss (3%)	(\$11,829)
	Collected Rent	\$382,488
<i>Estimated Expenses</i>	Taxes (2026)	\$110,913
	Water & Sewer	\$5,950
	Fuel (Gas)	\$7,000
	Insurance	\$6,650
	Utilities	\$1,400
	Management Fees (3% of EGI)	\$11,475
	Repairs, Maintenance & Misc.	\$5,250
	Total	\$148,638
Estimated Net Operating Income		\$233,850

<i>Metrics</i>	Average Rent / Apartment	\$2,837
	Price / Unit (retail counted as 3 units)	\$500,000
	Price / SF	\$909
	Gross Rent Multiplier	12.7x
	Cap Rate	4.7%

Price: \$5,000,000 ALL CASH

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

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RESIDENTIAL RENT ROLL

APT#	TENANT NAME	RENT/MO.	BEDROOMS	SF	STATUS	LEASE FROM	LEASE TO
1	Tenant 1	\$1,580.50	1	750	RS	04/01/2022	03/31/2026
2	Tenant 2	\$2,298.06	2	750	RS	09/01/2022	08/31/2026
3	Tenant 3	\$3,800.00	2	750	FM	05/01/2021	05/31/2026
4	Tenant 4	\$3,400.00	2	750	FM	03/01/2025	03/31/2026
5	Tenant 5	\$3,400.00	2	750	FM	04/15/2024	04/14/2025
6	Tenant 6	\$3,400.00	2	750	FM	06/03/2025	06/02/2026
7	Tenant 7	\$1,981.16	2	750	RS	04/01/2020	03/31/2025
RESIDENTIAL MONTHLY TOTAL		\$19,859.72					
RESIDENTIAL ANNUAL TOTAL		\$238,316.64					

COMMERCIAL RENT ROLL

APT#	TENANT NAME	RENT/MO.	SF	RENT/SF	LEASE FROM	LEASE TO
1	Montague Apothecary *	\$13,000	1,375	\$113.45	10/05/2021	04/14/2032
COMMERCIAL MONTHLY TOTAL		\$13,000				
COMMERCIAL ANNUAL TOTAL		\$156,000				

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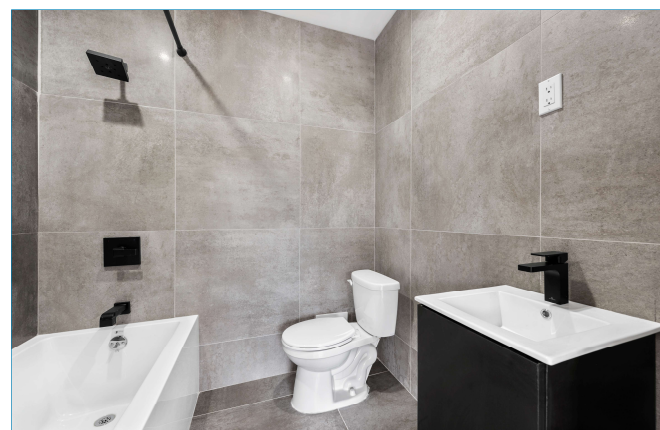
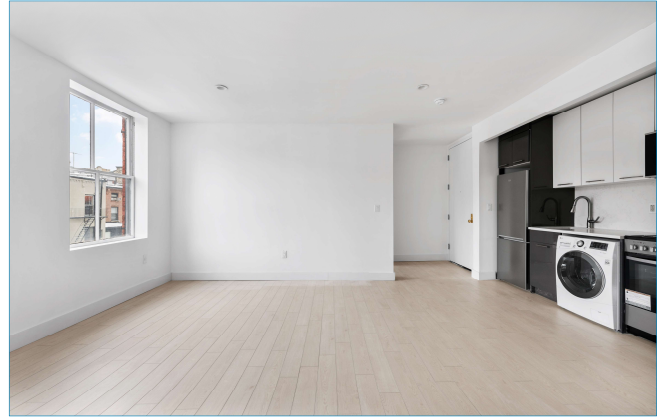
TOTAL MONTHLY INCOME	\$32,859.72
TOTAL ANNUAL INCOME	\$394,316.64

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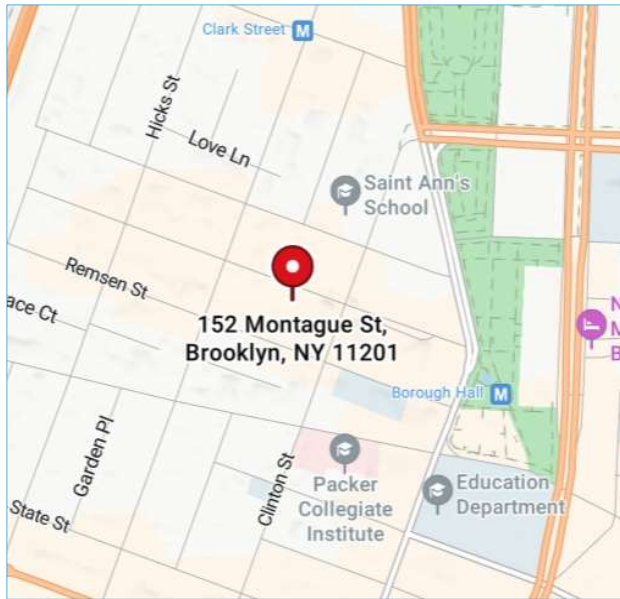
ADDITIONAL PHOTOS



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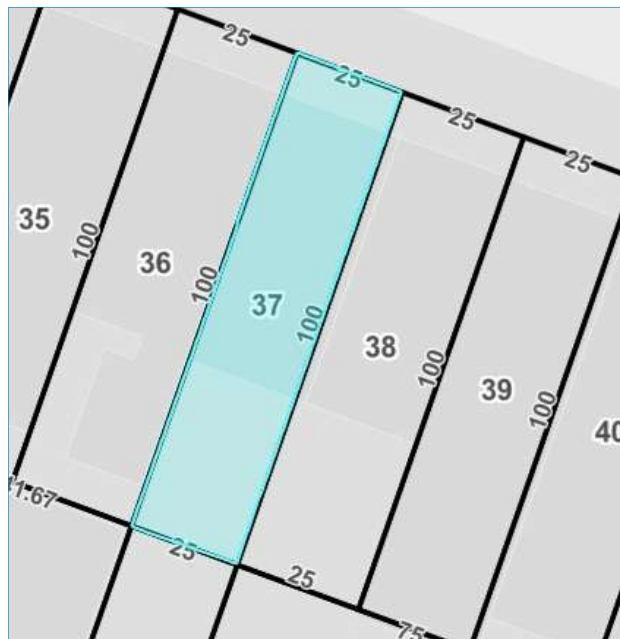
PROPERTY MAP



NEIGHBORHOOD MAP



TAX MAP



ADDITIONAL PHOTO



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