

# DEAL OFFERING

- 7 UNITS + 1 STORE
- BROOKLYN HEIGHTS



152 MONTAGUE STREET, BROOKLYN, NY 11201

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

Description	
4-story residential building built in 1900 totaling approximately 5,500 SF.	Block & Lot
The building is located in Brooklyn Heights and consists of 7 apartments and 1 store.	Lot Size
The property located close to "Court Street" [R train] subway station.	Built Size
	Stories
	Total Apartments & Rooms
	Layout (# of Apts. / # of Rooms)
	Zoning
	FAR (built/allowed)
	Assessment & Taxes (2026)

**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
	<b>Total</b>	<b>\$394,317</b>
	Vacancy & Credit Loss (3%)	(\$11,829)
	<b>Collected Rent</b>	<b>\$382,488</b>
<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
	<b>Total</b>	<b>\$148,638</b>
<b>Estimated Net Operating Income</b>		<b>\$233,850</b>
<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**

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## RESIDENTIAL RENT ROLL

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

## COMMERCIAL RENT ROLL

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

\*Tenant has a big outdoor open space (1,000 SF) and a basement (500 SF) that they use for storage.

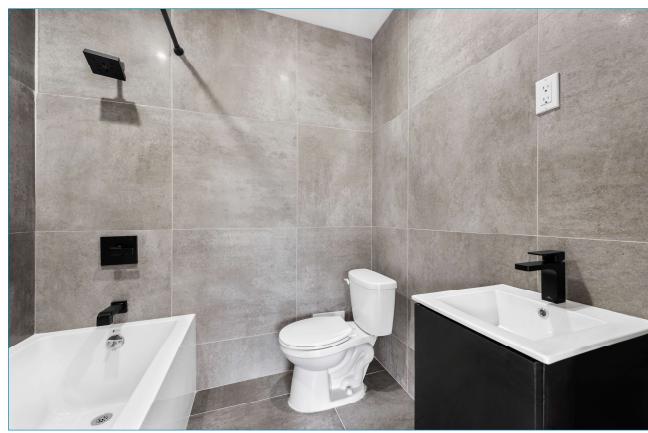
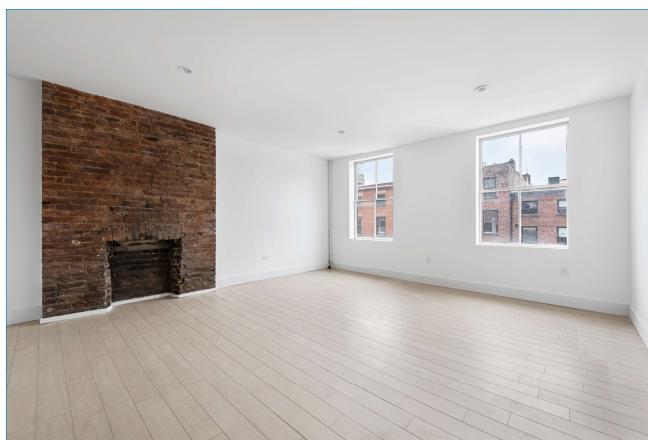
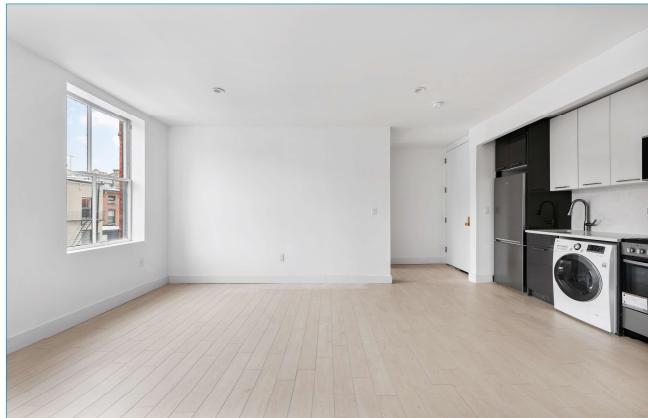
<b>TOTAL MOTNHLY INCOME</b>	<b>\$32,859.72</b>
<b>TOTAL ANNUAL INCOME</b>	<b>\$394,316.64</b>

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**ADDITIONAL PHOTOS**

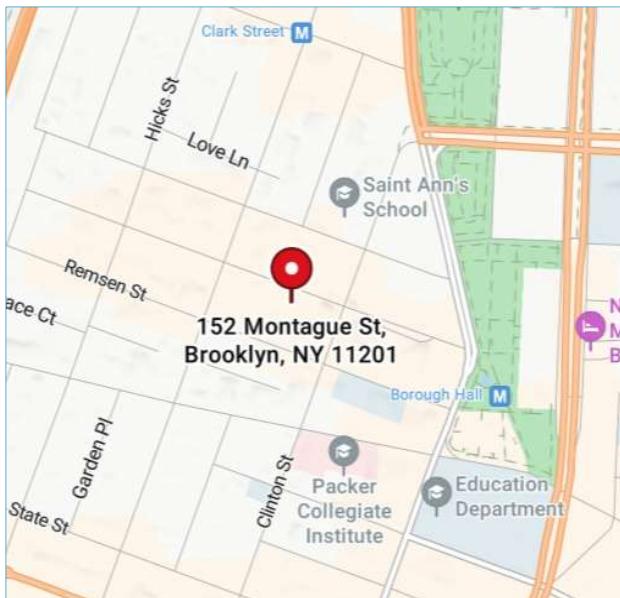


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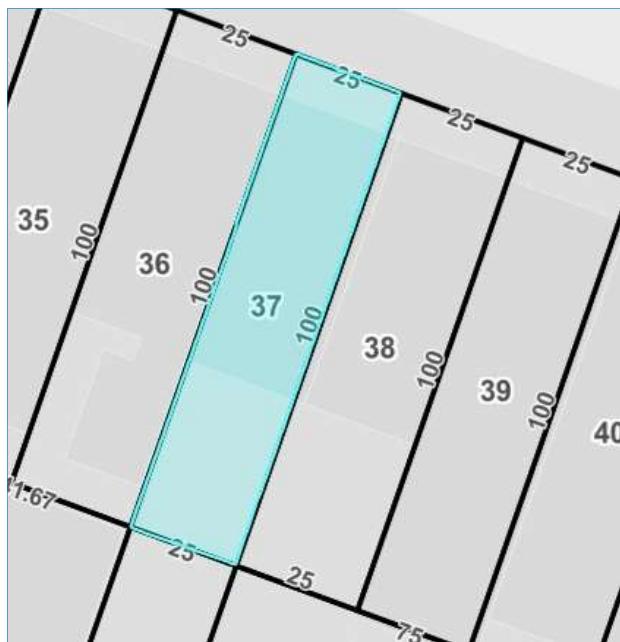
PROPERTY MAP



NEIGHBORHOOD MAP



TAX MAP



ADDITIONAL PHOTO



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