



245 Nostrand Avenue Offering Memorandum

Brooklyn, NY



Capital Markets



Financial Overview



OFFERING PRICE	\$ / SF	\$650
\$1,300,000	\$ / UNIT	\$1,300,000
	TOTAL SF	2000
	TOTAL UNIT	1
PROPERTY TAX RATIO	CAP RATE	5.0%
9%	GRM	N/A
AVG MONTHLY RENT	CAP RATE	N/A
N/A	GRM	N/A

PROPOSED DEBT

Loan Amount	\$975,000
Interest Rate	4.5%
Amortization	360
Debt Service	(\$43,875)
Debt Coverage Ratio	1.00
Net Debt Cash Flow After Debt Service	\$(64.53)

INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$ 0	\$ 0
Gross Potential Commercial Rent	\$ 0	\$ 65,000
Gross Income	\$ 0	\$ 65,000
Vacancy / Collection Loss	\$ 0	\$ 0
Effective Gross Income	\$ 0	\$ 65,000
Average Residential Rent per Month per Unit	\$ 0	\$ 0

EXPENSES	NOTES	CURRENT	PRO FORMA
Property Taxes		\$ 0	\$ 5,000 <i>(pass-through)</i>
Fuel	Gas	\$ 0	\$ 0
Insurance		\$ 0	\$ 0
Water and Sewer		\$ 0	\$ 0
Repair and Maintenance		\$ 0	\$ 5,000 <i>(pass-through)</i>
Common Electric		\$ 0	\$ 0
Superintendent		\$ 0	\$ 0
Management Fee		\$ 0	\$ 0
General & Administrative		\$ 0	\$ 0
Total Expenses		\$ 0	\$ 10,000 <i>(pass-through)</i>

NET OPERATING INCOME	\$ 0	\$ 65,000
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