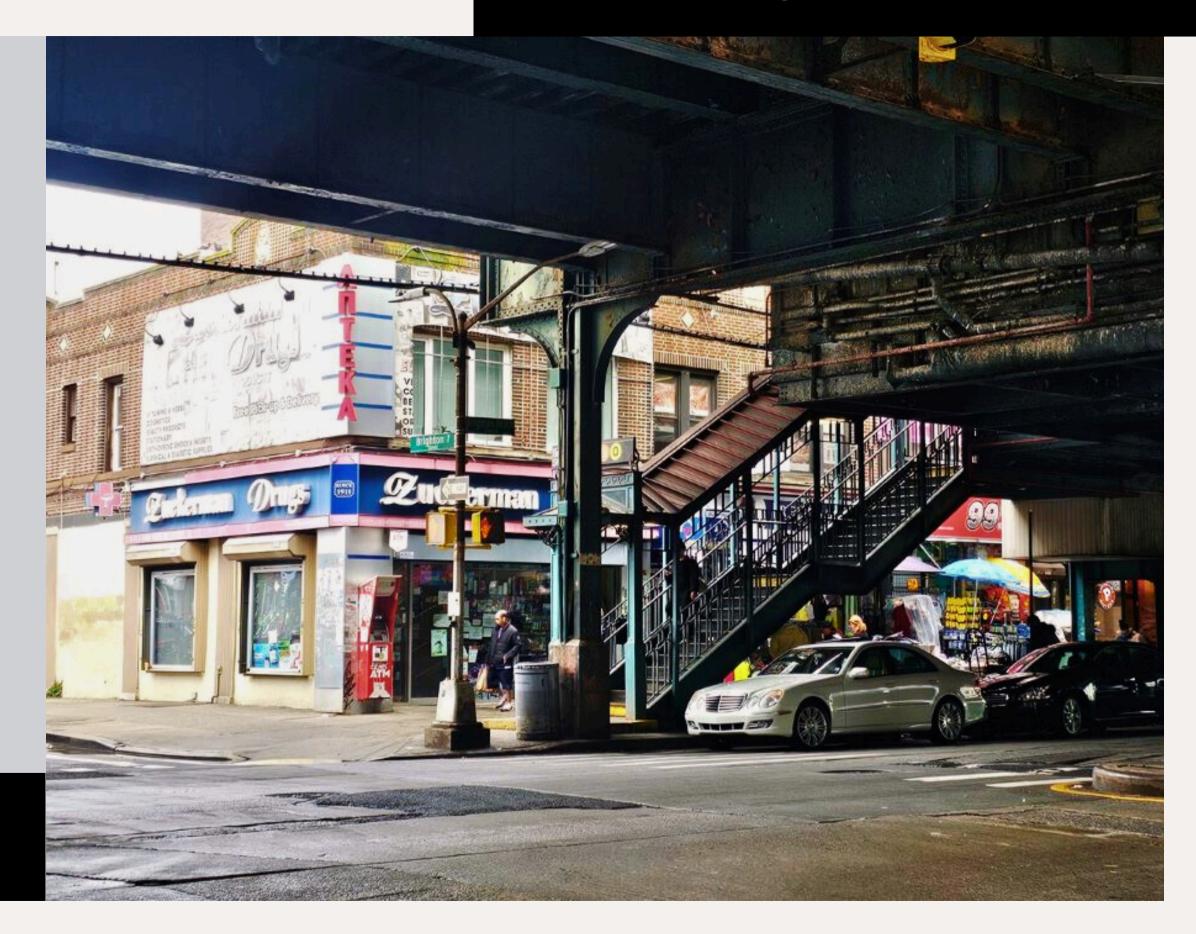


701 Brighton Beach Avenue Brooklyn, NY 11235

Offered By: Maria Savidis Morsav, Inc.



Offering Memorandum

Non-Endorsement & Disclaimer Notice

Confidentiality and Disclaimer

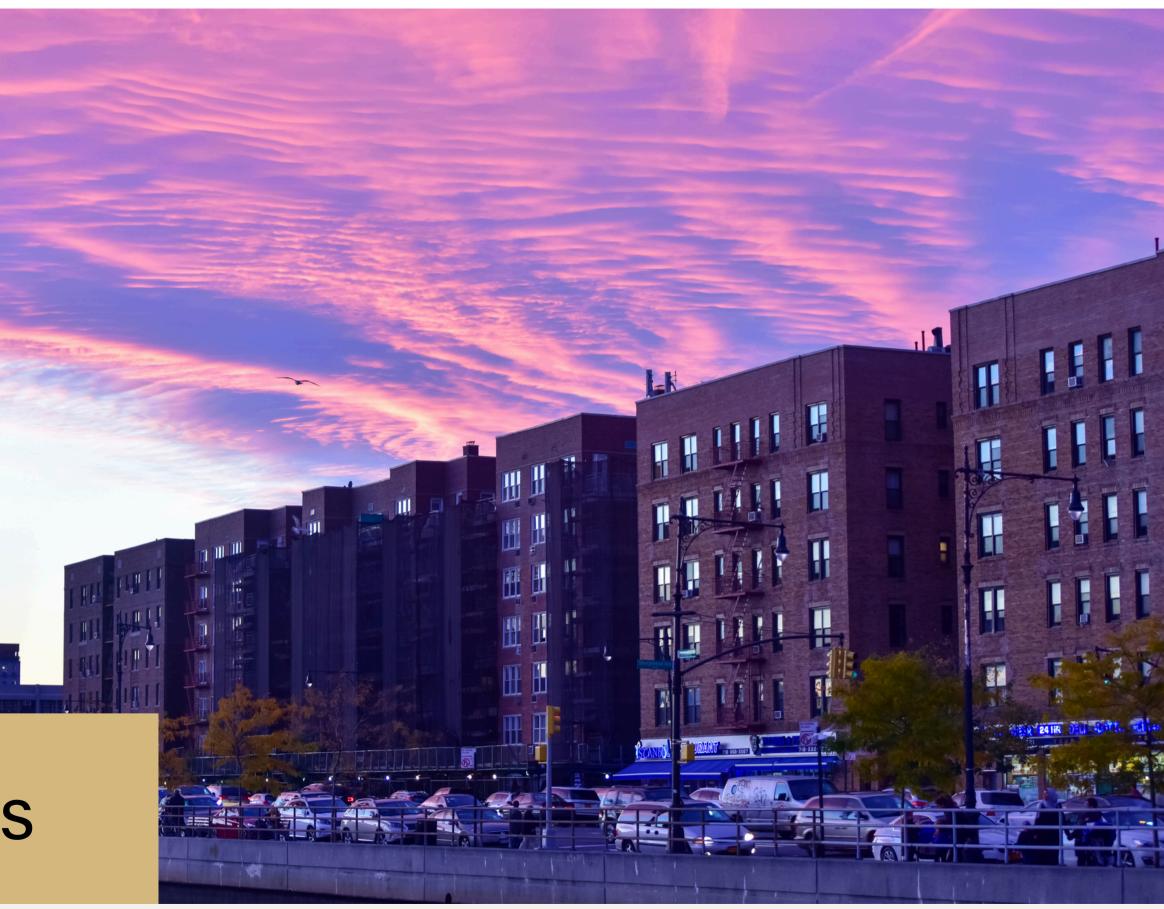
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Morsav, Inc. is pleased to exclusively present **701 Brighton Beach Avenue**, located on the corner of Brighton Beach Avenue and Brighton 7th Street in the Brighton Beach neighborhood of Brooklyn.

701 Brighton Beach Avenue is a commercial property that sits on a 20 ft x 100 ft lot. The building is built approx. 20 x 100 ft on the first floor (2,000 SF) and 20 ft x 85 ft (1,700 SF) on the second floor, totaling 3,700 SF. The building is occupied by a Pharmacy on the ground retail, and a Tax Service agency that occupies the entire 2nd floor. All tenants have leases with escalations.

This properties offer investors the opportunity to own a corner property on one of the busiest and most desirable retail corridors in Brooklyn. Truly, a pride of ownership.

701 Brighton Beach Avenue

Income

	<u>Unit</u>	<u>Tenant</u>	<u>Lease Term</u>	<u>Monthly</u>
	Retail	Pharmacy	11/01/11-10/31/26	\$ 22,09
	Office	Tax Service	1/1/21-8/31/26	\$ 1,05
	Office	Tax Service	9/01/2016-8/31/26	\$ 2,33
<u>Expenses</u>			<u>Total Gross</u> <u>Income:</u>	\$ 25,48
Electric	\$ 550	Insurance	\$ 12,000	
<u>Fuel-Gas</u>	\$ 1,000	Water/Sewer	\$ 1,000	
<u>Super</u>	\$ 1,500	<u>Taxes</u>	\$ 67,254	
<u>Repairs/Maint.</u>	\$ 5,000	<u>Vacancy</u> 8%	\$ 24,462	
Mgmt Fee 3%	\$ 10,182			
<u>Total</u>	\$ 97,671			



	<u>.</u>	<u>Annual</u>	<u>Increases</u>
3.00	\$	265,116	3.50%
0.00	\$	12,600	3.50%
8.10	\$	28,057	5.00%
1.10	\$	305,773.20	

<u>Reimbursements</u>		
Taxes	\$ 33,627	
<u>Total Reimb.</u>	\$ 33,627	
Pharmacy responsible for 1/2 tax bill		



701 Brighton Beach Avenue

Pricing Summary

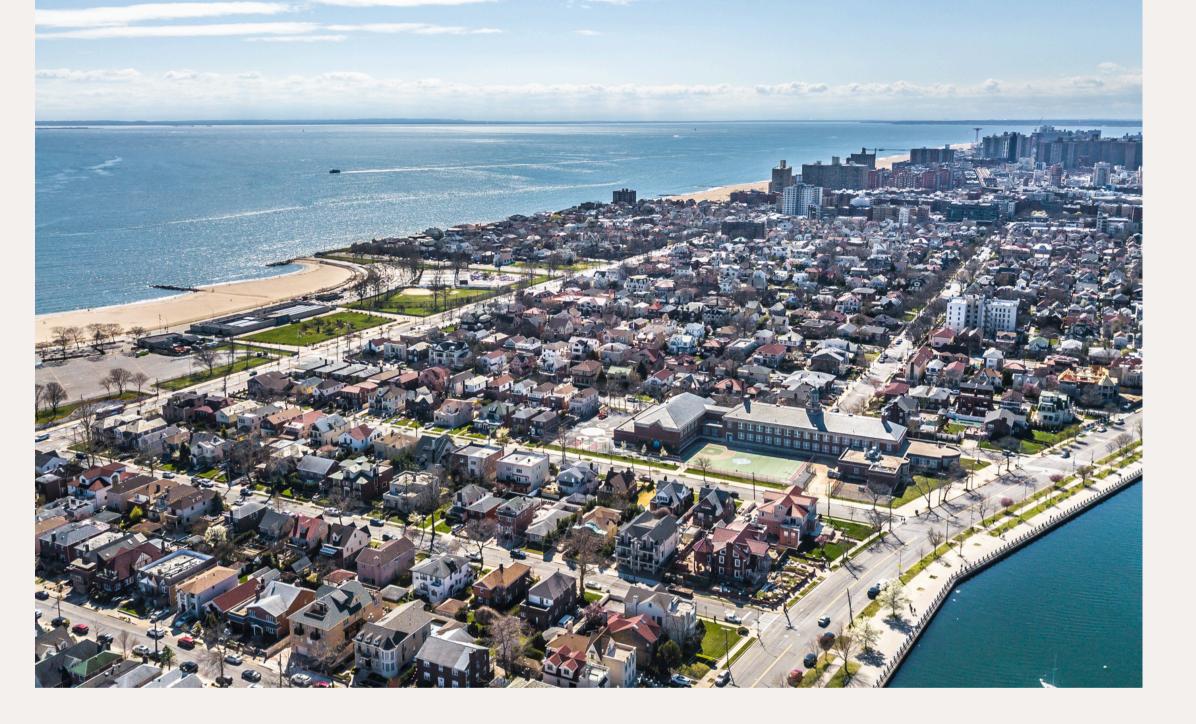
Effective Gross Income	
<u>Expenses</u>	
NOL	
<u>PPSF</u>	
<u>CAP Rate</u>	
<u>Price</u>	
Annual Debt Service	
<u>CAP after DS</u>	
<u>%Expense GI</u>	

EGI is calculated as Income plus expense reimbursement, then minus 8% vacancy.



\$ 339,400	
\$ 112,948	
\$ 216,452	
\$ 1,035	
5.62%	
\$ 3,850,000	
\$ 182,136	Please note that debt service is a quote and subject to change at
3.75%	any time. Please consult a
36.23%	lender or contact me to put you in touch with someone.







PRESENTED BY

Evmorfea Maria Savidis

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