



**197 Nassau Avenue,
Brooklyn NY 11222**

Asking price: \$3,950,000

PROPERTY INFORMATION:

Total units: 6 unit / 2 stores Mixed Use
Property SF: 4350SF
Additional FAR: 650SF (Max Allowed 5000SF)
Lot: 25x100
Zoning: R6B, C2-4

Rent Roll 2024:

Unit:	Monthly rent:	Use description:
1A	\$2,150	Art studio Commercial
1B	\$2,345	Art studio Commercial
1R	\$2,500	Alcove 1BR
1L	\$3,000	Alcove 1BR
2R	\$3,000	2BR
2L	\$3,250	2BR
3R	\$4,300	3BR
3L	\$4,575	3BR
ADDITIONAL INCOME:	\$120	Laundry in basement

Total Gross Income per month: \$25,240
Total Gross Income per annual: \$302,880

Rough Expenses:

Electricity: \$2,500
Insurance: \$5,000
Water: \$4,500
Gas: \$4,500
Taxes: \$15,549

Total expenses: \$32,049

Total Net Income Per annual: \$270,831
Cap Rate: 6.86%