



Offering Memorandum

1522 Lincoln Place

Brooklyn, NY



Available Upon Request
Price



\$2,866
Avg Rent / Unit



3
Apartments



2005
Year Built

Property Summary

1522 Lincoln Place
Brooklyn, NY
(Between Rochester Avenue & Buffalo Avenue)

Property Description	A (3) story apartment building consisting of 3 free market apartments.
Block/Lot	1392/32
Layout	2/4; 1/5 = 13 Rooms
Lot Dimensions	17.2' x 81.11'; Built: 17' x 48'
Building SF	2,460 SF
Zoning	R6
Year Built	2005
Assessment	\$20,845 (25/26)

Financial Summary

Available Upon Request	\$2,866	\$661
Asking Price	Avg Rent / Apartment	Avg Rent / Room

Income

Residential	\$103,188
Total	\$103,188

Expenses

Real Estate Taxes (25/26)	\$4,136
Water & Sewer*	\$1,990
Fuel	\$3,000
Electric*	\$941
Insurance*	\$3,024
Repairs & Maintenance	\$2,100
Total	\$15,191
NOI	\$87,997

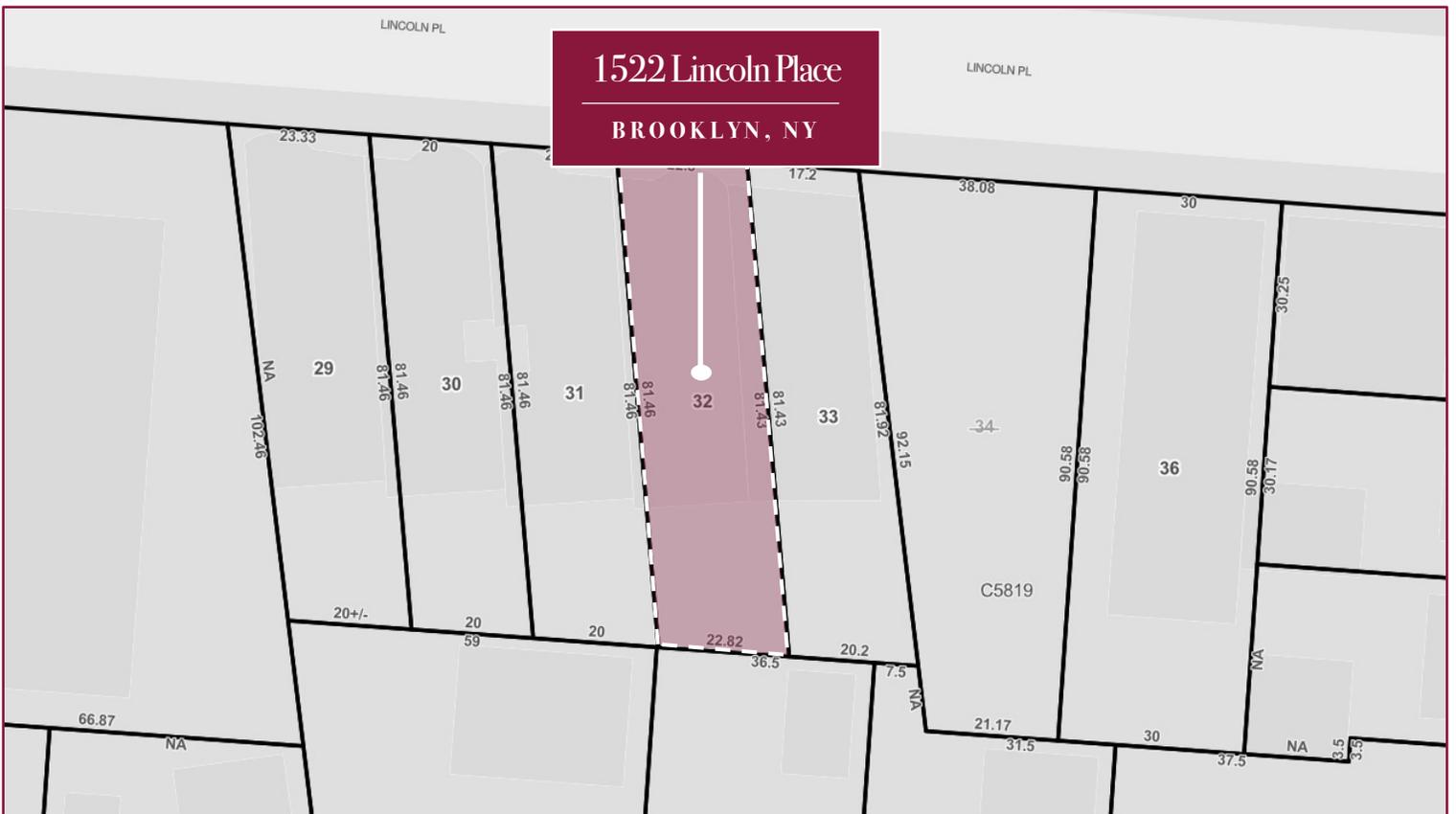
*Derived from December 2025 I&E statement.

JL/mm

Rent Roll

Unit	Tenant	Unit Type	Rooms	Monthly Rent	Annual Rent	Lease Start	LXP
Apt. 1	Occupied	3BD 2BA	5	\$ 3,299.00	\$ 39,588.00	7/1/2022	7/31/2025
Apt. 2	Occupied	2BD 1BA	4	\$ 2,600.00	\$ 31,200.00	8/1/2020	7/31/2025
Apt. 3	Occupied	2BD 1BA	4	\$ 2,700.00	\$ 32,400.00	11/1/2022	6/30/2025
Total			13	\$ 8,599.00	\$ 103,188.00		

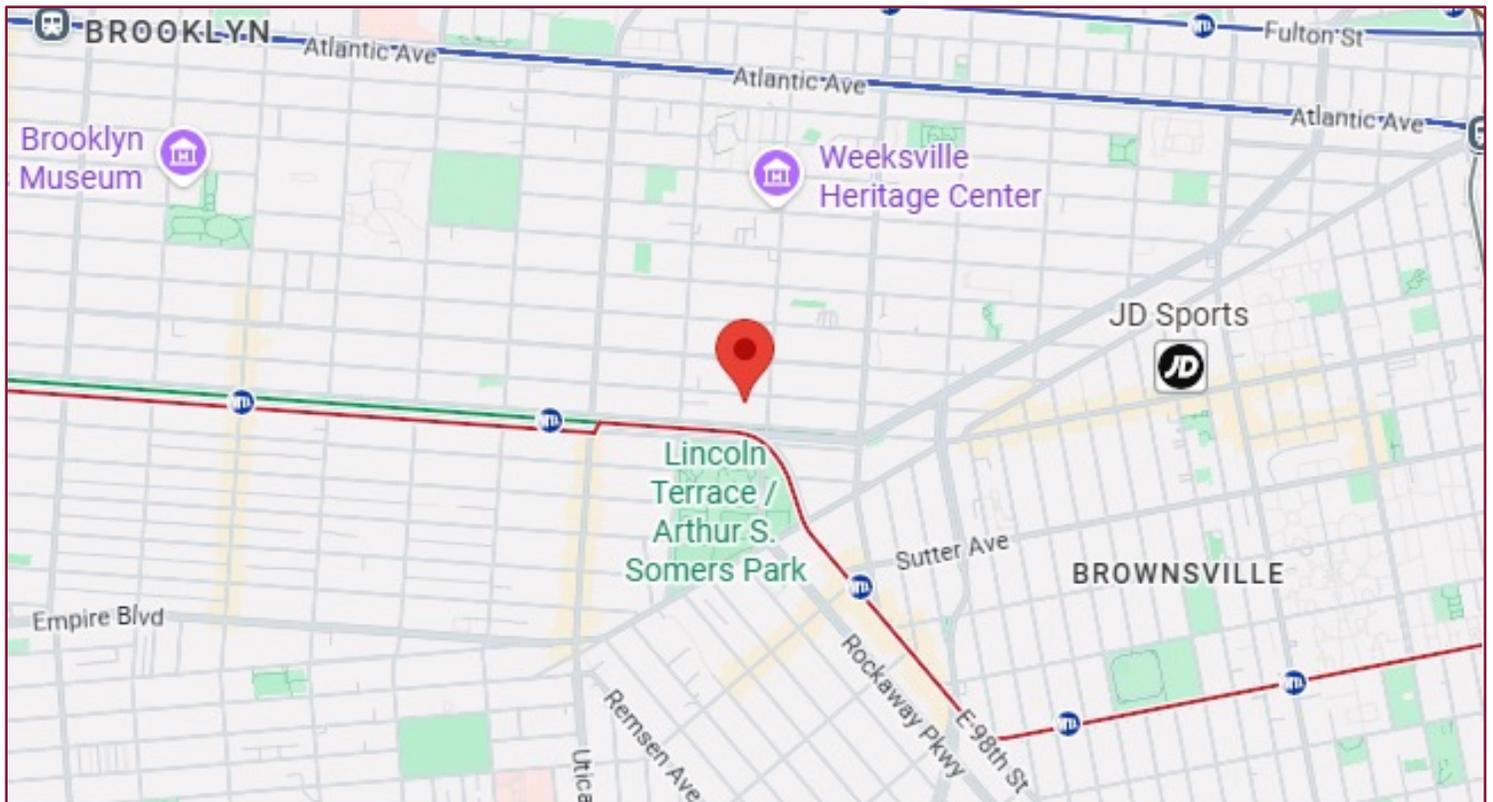
Tax Map



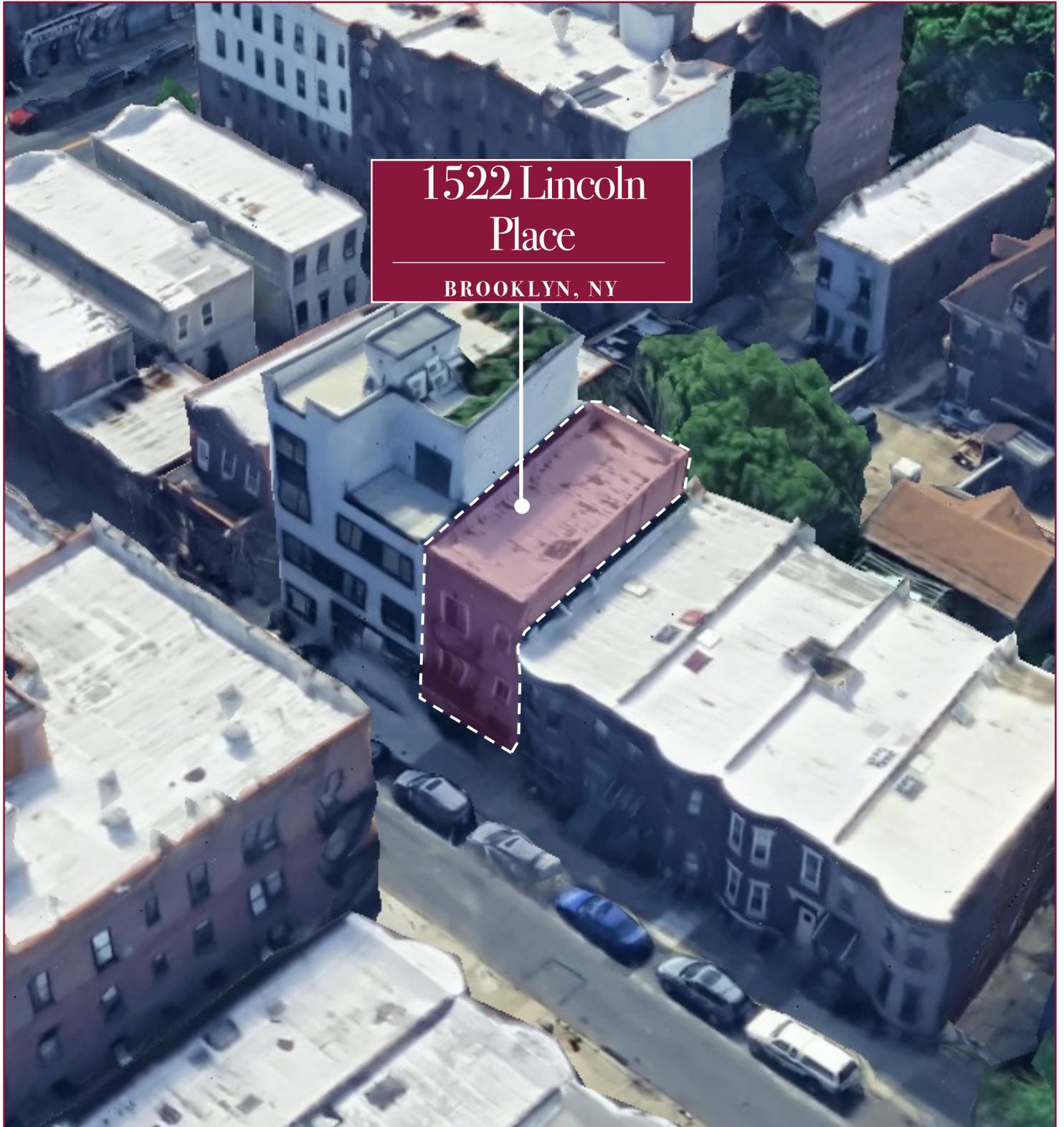
Zoning Map



Map



Aerial Photo



1522 Lincoln
Place

BROOKLYN, NY



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