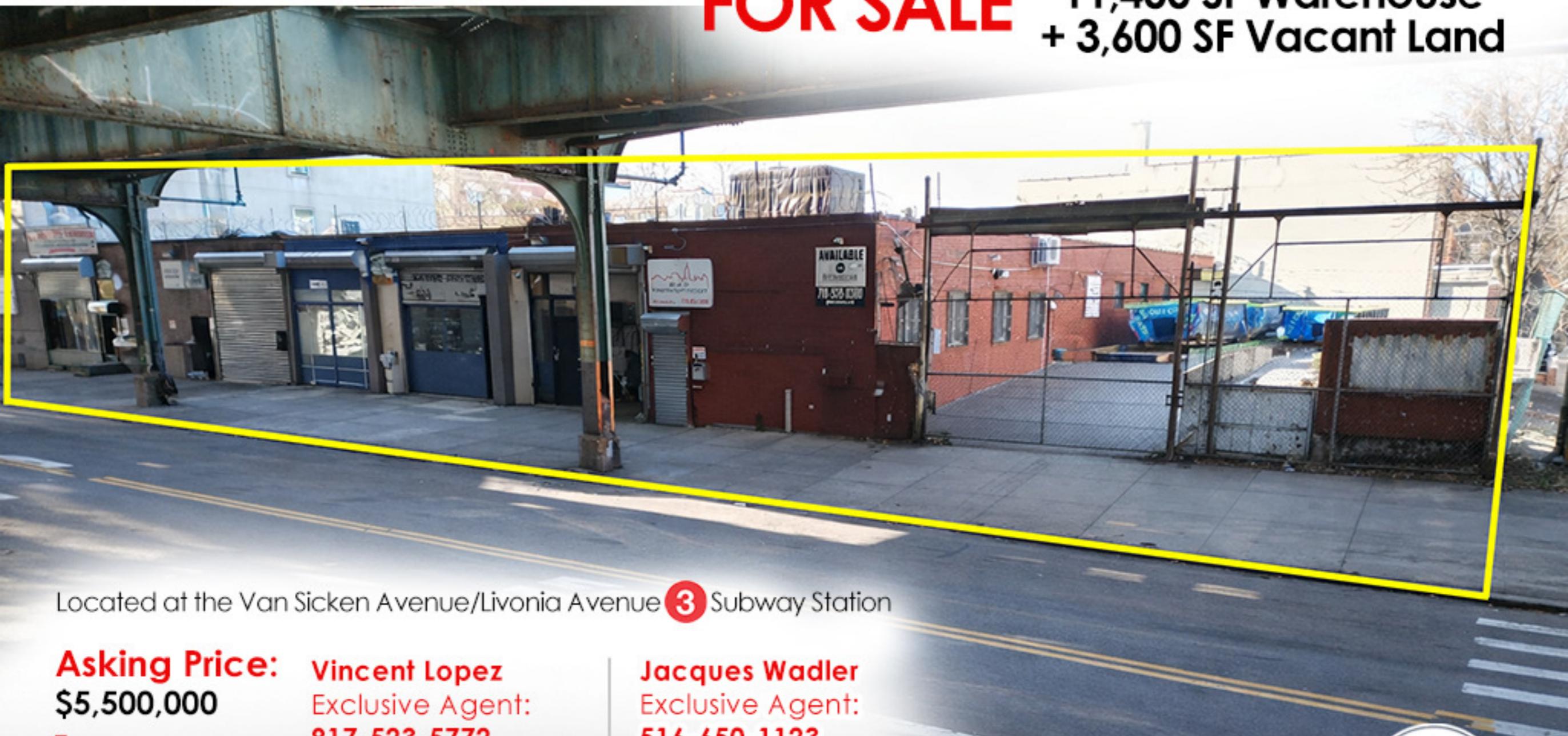


FOR SALE 11,400 SF Warehouse
+ 3,600 SF Vacant Land



Located at the Van Sicken Avenue/Livonia Avenue **3** Subway Station

Asking Price:
\$5,500,000

Taxes:
\$59,545

Vincent Lopez
Exclusive Agent:
917-523-5772
vlopez@krgnyc.com

Jacques Wadler
Exclusive Agent:
516-650-1123
jwadler@krgnyc.com

733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN





DESCRIPTION:

- Lot Size: 15,000 SF (150' x 100')
- Building Size: 11,400 SF: (114' x 100')
- Two Warehouse Buildings + Land
- Currently: Four Warehouse Divisions
+ Land, Total Five Tenants
- R6/C2-2 Zoning (FAR 2.2 Residential | FAR 2.0
Commercial | FAR 4.8 Community Facility)
- Combined Real Estate Taxes
(26/27): \$59,545 per Year
- Block: 3810 | Lot #: 48 & 50

733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN





BUILDING FEATURES:

- Brick Mill Construction
- 13.5' Ceiling Height
- Four Overhead Drive-in Gates
- Certificate of Occupancy for "Warehouse, Offices, Parking, Storage & Outdoor Storage"
- Letter of no Objection for "Auto Repair"
- Gas Heat/Heavy Power

733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



Actual Income

| Unit | Tenant | Status | Size SF | Monthly Rent | Yearly Rent | PSF | Lease Start | Lease Expiration | Option to Renew |
|-------------------------|--------------------------|----------|---------|--------------|-------------|---------|-------------|------------------|-----------------|
| 733 Livonia Ave, Unit B | G&A Auto-Repair | Occupied | 2,500 | \$5,373.24 | \$64,478.88 | \$25.79 | 11/1/19 | 10/31/24 | MTM |
| 733 Livonia Ave, Unit A | Party Rental Supplies | Occupied | 2,500 | \$5,374.24 | \$64,490.88 | \$25.80 | 10/1/19 | 9/30/24 | MTM |
| 741 Livonia Ave | Robel & Sons Auto-Repair | Occupied | 2,950 | \$5,627.55 | \$67,530.60 | \$22.89 | 10/1/21 | 9/30/26 | One 5 yr option |
| 743 Livonia Avenue | RJ Transportation | Occupied | 3,450 | \$6,376.00 | \$76,512.00 | \$22.18 | 11/1/20 | 10/31/25 | MTM |
| 606 Miller Avenue | Quick Containers | Occupied | 3,600 | \$3,151.43 | \$37,817.16 | \$10.50 | 5/1/21 | 6/30/26 | One 5 yr option |
| | | | 15,000 | | | | | | |

Monthly Income **\$25,902.46**

Total Income **\$310,829.52**

Expenses

| | | |
|-------------------------------|------------------|--|
| Gross Operating Income | \$310,829.52 | |
| Vacancy (3%) | \$9,324.89 | |
| Effective Gross Income | \$301,505 | |
| Real Estate Taxes | \$59,545 | Seller is not collecting tax increase reimbursements |
| Insurance | \$18,000 | Seller is not collecting insurance increase reimbursements |
| Water & Sewer | \$6,000 | Seller is not collecting water reimbursements |
| Repairs & Maintenance | \$7,500 | |
| Management (3%) | \$9,045 | |
| Total Expenses | \$100,090 | |
| Net Operating Income | \$201,414 | |
| Asking Price | \$5,500,000 | |
| CAP RATE | 3.66% | |



733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



606 MILLER AVE

NYC BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

MAY 18 2004

DATE MAY 18 2004

NO. 301384419

This certificate supersedes C.O.NO

ZONING DISTRICT C2-2 IN R6

THIS CERTIFIES that the new-altered-existing-building-premises located at

606 to 616 MILLER AVE. , 727 to 743 LIVONIA AVE.

Block 3810 Lot 48 & 50

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

| STORY | LIVE LOAD LBS. PER SQ.FT. | MAXIMUM NO. OF PERSONS PERMITTED | ZONING DWELLING OR ROOMING UNITS | BUILDING CODE HABITABLE ROOMS | ZONING USE GROUP | BUILDING CODE OCCUPANCY GROUP | DESCRIPTION OF USE |
|-------|---------------------------------|---|---|--|---------------------|--|---|
| FIRST | OG | 6 | | | 16 | Comm. | Warehouse, loading & unloading, accessory offices, parking & storage of 5 motor vehicles & outdoor sale and display of more than 5 used motor vehicles. |

Zoning Declaration recorded at County Clerk's office. New recorded document numbers are as follows:
 Exhibit 1: #2004032200276001
 Exhibit 3: #2004032200276002
 Exhibit 4: #2004032200276003
 Exhibit 5: # 2004032200276004
 This Certificate of Occupancy signifies a range of addresses. These addresses are 606 to 616 Miller Ave & 727 to 743 Livonia Ave. These addresses belong to one (1) building.

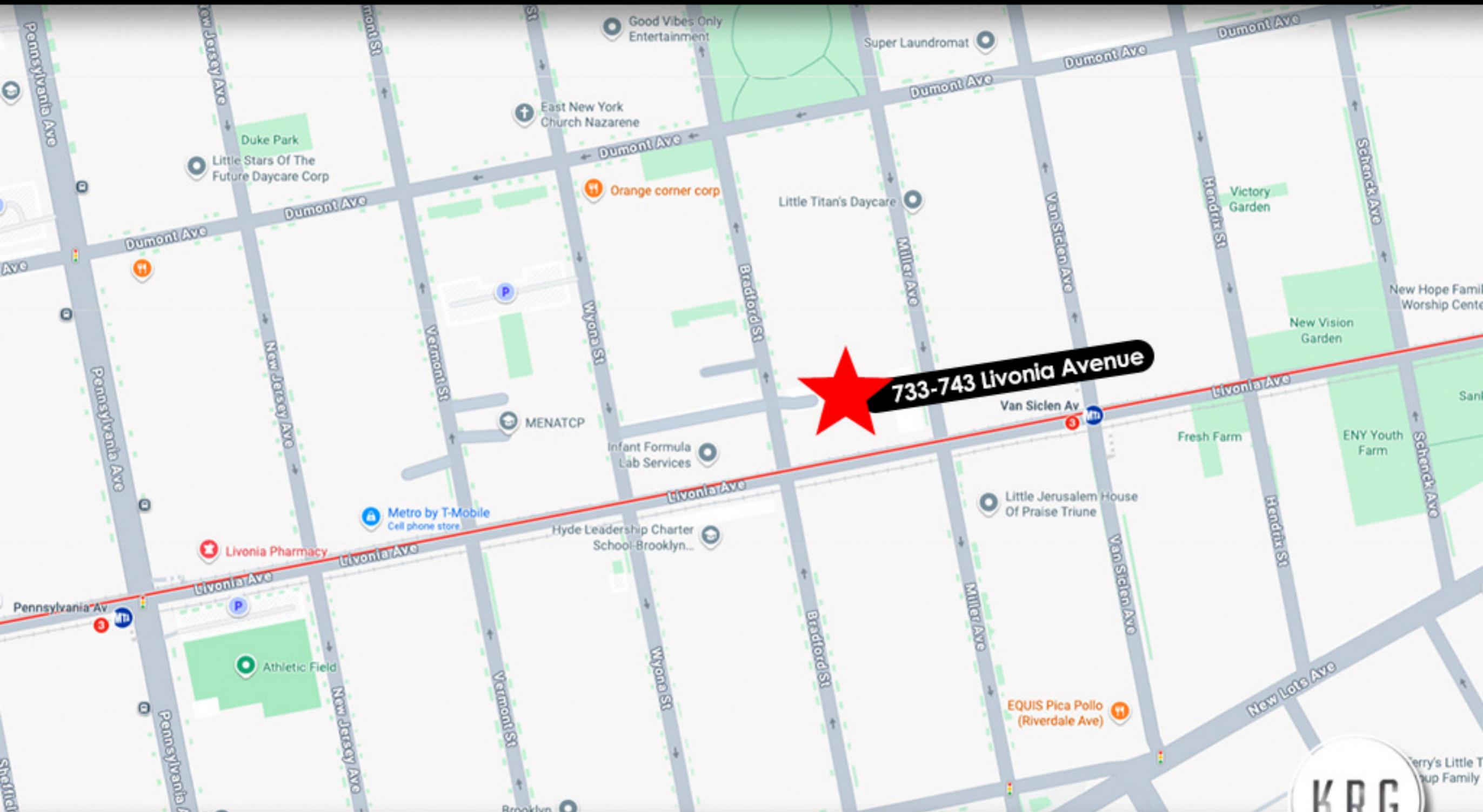


733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN

KNICKERBOCKER

REALTY GROUP LLC

408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYS.COM



733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



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