

137 21ST STREET, BROOKLYN, NY 11232

EXCLUSIVE OFFERING MEMORANDUM

Five Unit Apartment Building



IPRG

137 21ST STREET, BROOKLYN, NY 11232

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APARTMENT BUILDING FOR SALE

137 21ST STREET, BROOKLYN, NY 11232

FIVE UNIT APARTMENT BUILDING FOR SALE

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INVESTMENT PRICING

137 21ST STREET





OFFERING PRICE
\$3,400,000

INVESTMENT HIGHLIGHTS

5 Apts
of Units

4,560
Approx. SF

6.21%
Current Cap Rate

\$746
Price/SF

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INCOME & EXPENSES

UNIT	TYPE	NOTES	CURRENT	LEASE START
1B	5 Bedrooms / 5 Bathrooms	Free Market	\$5,000	1/16/2026
1F	2 Bedrooms / 2 Bathrooms	Free Market	\$4,200	9/1/2025
2B	4 Bedrooms / 2 Bathrooms	Free Market	\$5,200	7/1/2025
2F	1 Bedroom / 1 Bathroom	Free Market	\$3,600	2/1/2025
3F	1 Bedroom / 1 Bathroom	Free Market	\$3,800	3/1/2025
MONTHLY:			\$21,800	
ANNUALLY:			\$261,600	

	CURRENT
GROSS OPERATING INCOME:	\$ 261,600.00
VACANCY/COLLECTION LOSS (3%):	\$ (7,848.00)
EFFECTIVE GROSS INCOME:	\$ 253,752.00
REAL ESTATE TAXES (2):	\$ (9,122.00)
HEAT:	\$ -
WATER AND SEWER:	\$ (5,000.00)
INSURANCE:	\$ (7,500.00)
COMMON AREA ELECTRIC:	\$ (2,500.00)
REPAIRS & MAINTENANCE:	\$ (3,500.00)
PAYROLL:	\$ (5,000.00)
MANAGEMENT (3%):	\$ (10,150.08)
TOTAL EXPENSES:	\$ (42,772.08)
NET OPERATING INCOME:	\$ 210,979.92

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PROPERTY INFORMATION

137 21ST STREET



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FIVE UNIT APARTMENT BUILDING **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 137 21st Street. The subject property is a five-unit apartment building located in the Greenwood Heights section of Brooklyn.

The building contains a total of approximately 4,560 square feet and is built 21 ft by 45 ft and sits on a 25 ft x 100 ft lot.

The property is located within walking distance to the D, N & R train.

BUILDING INFORMATION

BLOCK & LOT:	00639-0058
NEIGHBORHOOD:	Greenwood Heights
CROSS STREETS:	Gowanus Expy & 4th Ave
BUILDING DIMENSIONS:	21 ft x 45 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	5 Apartments
APPROX. TOTAL SF:	4,560
ZONING:	M1-2D
FAR:	1.5
TAX CLASS / ANNUAL TAXES:	2A / \$9,122

TAX MAP



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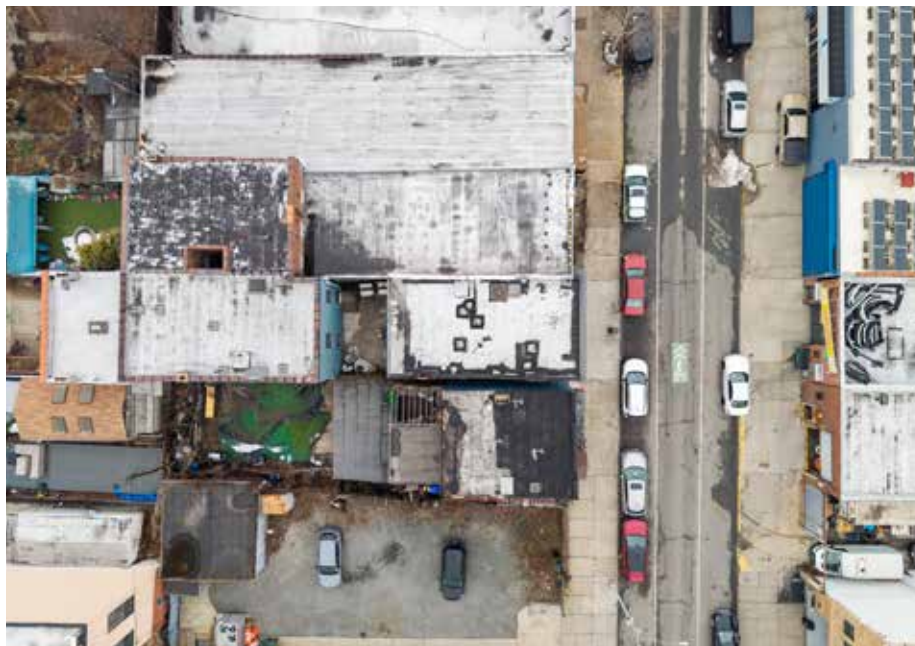
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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