

**FRIEDMAN-ROTH EXCLUSIVE  
DAVITA DIALYSIS / NNN  
CORPORATE GUARANTEE / NEW LEASE  
MEDICAL OFFICE BUILDING WITH PARKING  
10% INCREASES EVERY 5 YEARS**



**Price: \$ 15,250,000**

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Address:	1435 86th Street, Brooklyn, NY 11228		
Location:	Between 14th Avenue and 15th Avenue on the North Side of 86th Street in the Dyker Heights section of Brooklyn.		
Description:	3 Level Elevator Medical Building with a Private 10 Car Parking Lot.		
Block / Lot:	6340 / 60	Zoning:	R4 / C2-2
Lot Size:	120 x 100	Lot SF:	12,000
Building SF:	22,219		
Cap Rate:	6.84%		
<b>INCOME:</b>			
Davita NNN	\$	766,979	
3rd Fl (Projected @ \$35 a foot)	\$	243,250	
*Parking	\$	18,360	
Management Fee from Davita	\$	15,766	
<b>NOI:</b>	<b>\$</b>	<b>1,044,355</b>	
<b>EXPENSES: (ESTIMATED)</b>			
Real Estate Taxes (24/25)	\$	326,288	
Insurance	\$	46,210	
<b>Estimated Net Operating Income:</b>	<b>\$</b>	<b>1,044,355</b>	



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Remarks:	Davita 15 year lease with 10% bumps every 5 years (NNN). Corp. guaranteed lease. Lease expires January 31, 2038 + two 5 year option.
	Brand new elevator that goes from lower level to top floor. Brand New Roof.
	Davita space was newly renovated 2019. Davita pays 100% of snow removal.
	New HVAC and roof.
	Floor plans available upon request.
	Existing financing could be assumed \$7,950,000, 3.74%. expires May 2030. Payable February 2025
	*\$18,360 parking contract increases 2% annually.



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**Map:**

