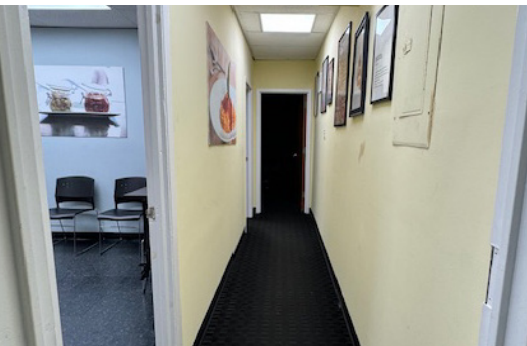




145 42 STREET

5,000 SQFT GROUND FLOOR WAREHOUSE,
2,000 SQFT SECOND FLOOR OFFICE

IDEAL BROOKLYN INVESTMENT PROPERTY



PROPERTY FINANCIALS

INCOME

Year	Term	Monthly Rent	Annual Rent	Annual Inc
5	7/1/25-6/30/26	\$13,387.77	\$160,653.22	3.50%
6	7/1/26-6/30/27	\$14,057.16	\$168,685.88	5.00%
7	7/1/27-6/30/28	\$14,549.16	\$174,589.89	3.50%
8	7/1/28-6/30/29	\$15,058.38	\$180,700.53	3.50%
9	7/1/29-6/30/30	\$15,585.42	\$187,025.05	3.50%
10	7/1/30-6/30/31	\$16,130.91	\$193,570.93	3.50%

Option:

11	7/1/31-6/30/32	\$16,937.46	\$203,249.47	5.00%
12	7/1/32-6/30/33	\$17,530.27	\$210,363.21	3.50%
13	7/1/33-6/30/34	\$18,143.83	\$217,725.92	3.50%
14	7/1/34-6/30/35	\$18,778.86	\$225,346.33	3.50%
15	7/1/35-6/30/36	\$19,436.12	\$233,233.45	3.50%

Landlord Expenses

Base RE Taxes	\$20,000
Insurance	\$3,300.00
Total	\$23,300

PROPERTY INFORMATION

Building SqFt	7000 SqFt
Building Dimensions	50'x100'
Block & Lot	00716-0056
Zoning	M3-1
FAR	2
RE Taxes	\$39,198

BUILDING FEATURES

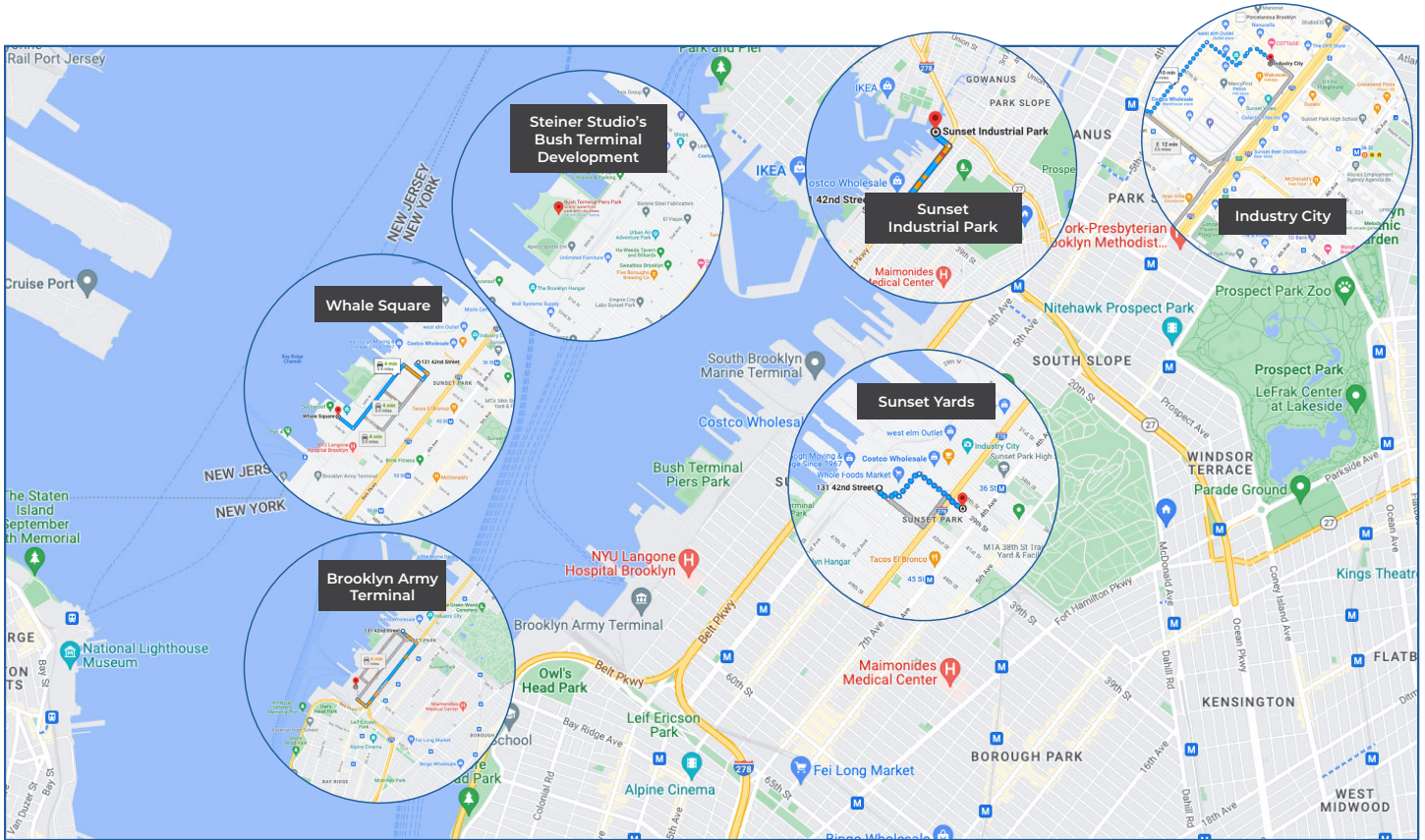
Ceiling Height	14'
Office	2,000 SqFt
Special Features	Hood with Fire Suppression System
Heating	Gas
Electric	Three Phase
Loading	1 Drive in Door

Sale Price: \$3,250,000

Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice.
Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



TRANSPORTATION BY CAR OR TRAIN



KEY TRANSPORTATION

- 10 minute walk to the subway, D N R trains
- 3 Blocks from I-278 Exit 23
- 1 block walk to the new Steiner Studios redevelopment of Bush Terminal
- 2 blocks away from the Industry City campus
- 6 minute drive to Brooklyn Army Terminal
- 22 minute subway ride to Barclays Center

PROPERTY TAX MAP



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