



319 MENAHAN STREET, BROOKLYN, NY 11237

EXCLUSIVE OFFERING MEMORANDUM

6-Unit Brick Investment Property in Bushwick

IPRG

319 MENAHAN STREET, BROOKLYN, NY 11237

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INVESTMENT PROPERTY IN BUSHWICK FOR SALE

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6-UNIT BRICK INVESTMENT PROPERTY IN BUSHWICK FOR SALE

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**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS**

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INVESTMENT PRICING

319 MENAHAN STREET





OFFERING PRICE
\$1,500,000

INVESTMENT HIGHLIGHTS

6 Apartments
of Units

5,350
Approx. SF

6.76%
Current Cap Rate

\$250,000
Price/Unit

\$280
Price/SF

Bushwick
Neighborhood

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INCOME & EXPENSES

UNIT	TYPE	STATUS	CURRENT	LEASE EXPIRY
1R	3 BR (box) / 2 BA Duplex with Large Yard	FM	\$3,700	4/30/2027
1L	2 BR Railroad	RS	\$1,094	10/31/2026
2R	3 BR (box) / 1 BA	FM	\$3,650	7/31/2026
2L	2 BR (box) / 1 BA	RS (Legal \$4,402)	\$2,692	6/30/2027
3R	2 BR Railroad	RS	\$871	4/30/2026
3L	2 BR Railroad	RS	\$1,187	5/31/2027
			MONTHLY: \$13,195 ANNUALLY: \$158,334	

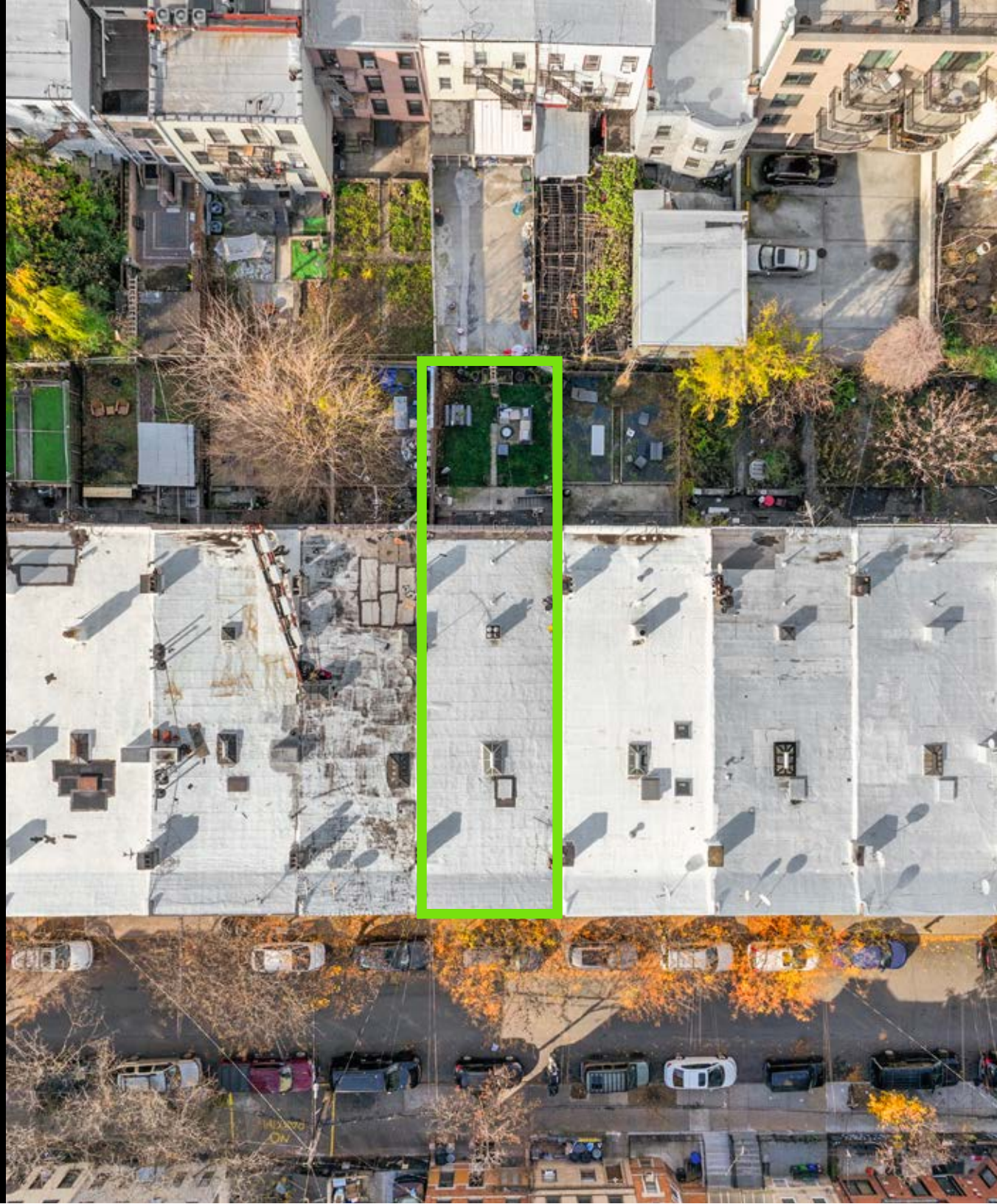
	CURRENT	
GROSS OPERATING INCOME:	\$ 158,334	
VACANCY/COLLECTION LOSS (3%):	\$ (4,750)	
EFFECTIVE GROSS INCOME:	\$ 153,584	
REAL ESTATE TAXES (2A):	\$ (22,310)	ACTUAL
FUEL (GAS):	\$ (5,235)	ACTUAL
WATER AND SEWER:	\$ (4,126)	ACTUAL
INSURANCE:	\$ (6,830)	ACTUAL
COMMON AREA ELECTRIC:	\$ (737)	ACTUAL
REPAIRS & MAINTENANCE:	\$ (3,000)	ESTIMATE
SUPER:	\$ (3,600)	ESTIMATE
MANAGEMENT (4%):	\$ (6,333)	
TOTAL EXPENSES:	\$ (52,171)	
NET OPERATING INCOME:	\$ 101,413	

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

IPRG is pleased to present 319 Menahan Street, a well-maintained six-family brick building in the heart of Bushwick, Brooklyn. Built 24.5' x 65' on a 24.5' x 100' lot (±5,350 existing SF), the property delivers strong day-one cash flow with multiple avenues for future upside.

KEY HIGHLIGHTS

Three Fully Gut-Renovated, High-Rent Units

Ownership invested over \$400,000 renovating these three units, each featuring high-end finishes, individual HVAC systems, and fully signed-off DOB GC permits. Two units are true free-market. One remains rent-stabilized (did not previously meet the high-rent vacancy decontrol threshold) with a current preferential/market rent of \$2,692/mo and a legal regulated rent of \$4,402/mo, offering immediate mark-to-market upside upon turnover.

IAI Documentation Package

Ownership will provide a complete renovation file, including before/during/after photos, signed GC and architect contracts, invoices, and copies of all canceled checks.

Legal Garden Duplex with Private 875 SF Yard

Apartment 1R is a spacious legal duplex with direct parlor-level access to an expansive 875 SF private rear yard.

Three Rent-Stabilized Units

Three unrenovated rent-stabilized apartments provide stable in-place income with additional long-term value-add potential.

Excellent Condition & Strong Compliance Record

Fewer than 10 HPD violations in 12 years of ownership. Only two complaints in the past four years. Full collections for the entire ownership period, with no nonpayment issues, arrears, or vacancies.

Prime Bushwick Location

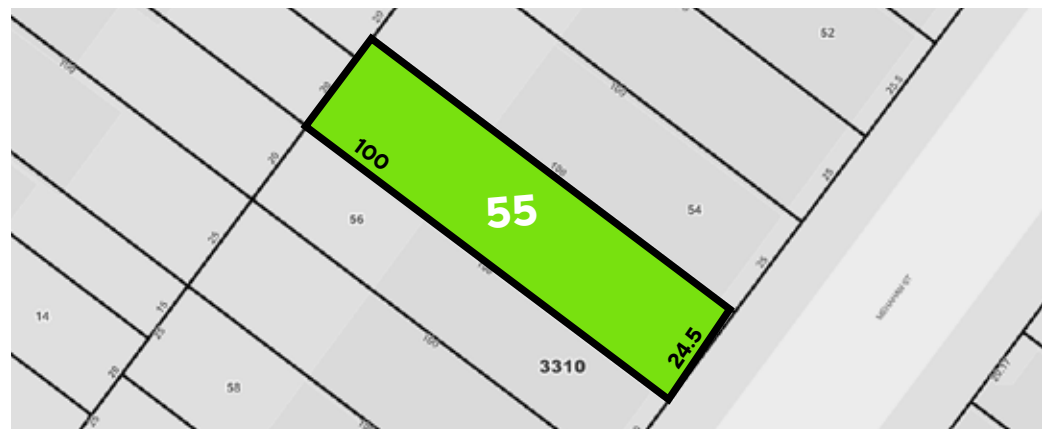
Just steps from the Myrtle-Wyckoff Ave L/M trains and surrounded by Bushwick's vibrant retail, dining, galleries, and nightlife.

319 Menahan Street offers investors a true turnkey opportunity—three high-performing renovated units with significant capital investment, complete documentation, low-maintenance operations, protected stabilized income, and clear value-add potential through preferential rent recapture and future repositioning of remaining units.

BUILDING INFORMATION

BLOCK & LOT:	03310-0055
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Irving Ave & Wyckoff Ave
BUILDING DIMENSIONS:	24.5 ft x 65 ft
LOT DIMENSIONS:	24.5 ft x 100 ft
# OF UNITS:	6 Apartments
APPROX. TOTAL SF:	5,350
ZONING:	R6
FAR:	2.43
TAX CLASS / ANNUAL TAXES:	2A / \$22,310

TAX MAP

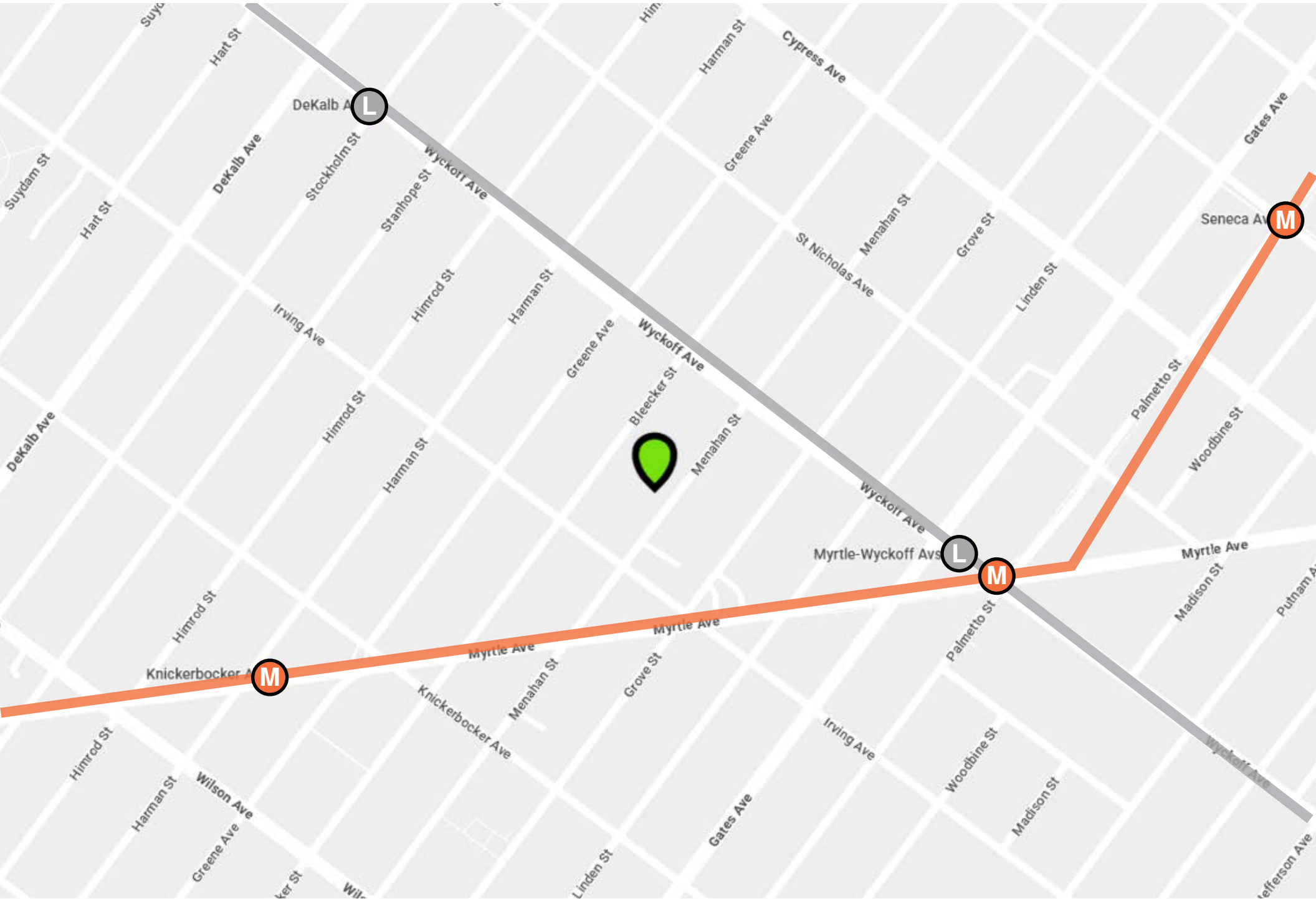


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PROPERTY MAP



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PROPERTY PHOTOS

UNIT 2R



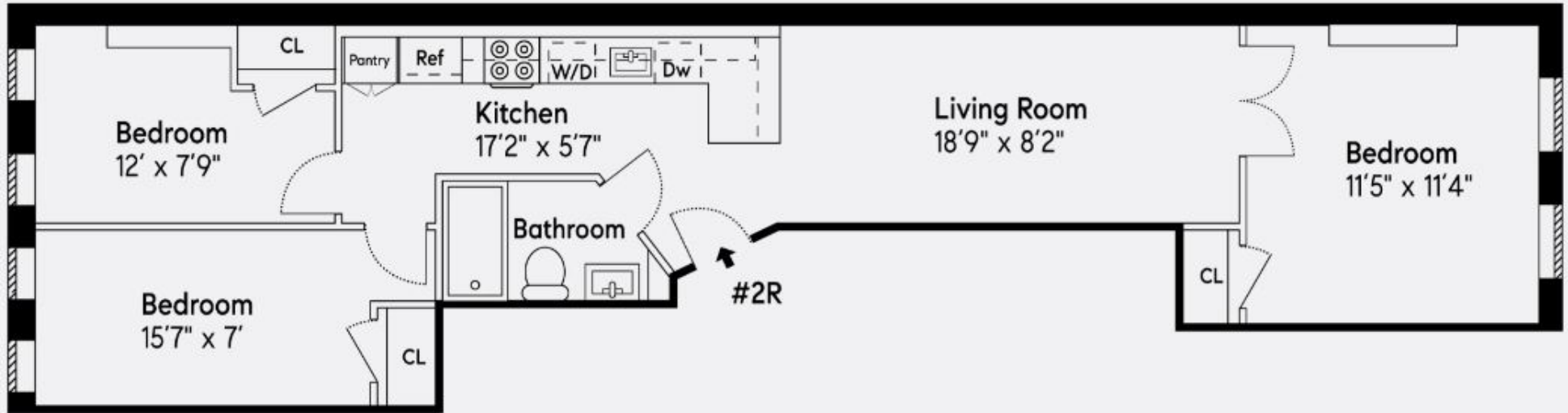
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FLOOR PLANS

UNIT 2R



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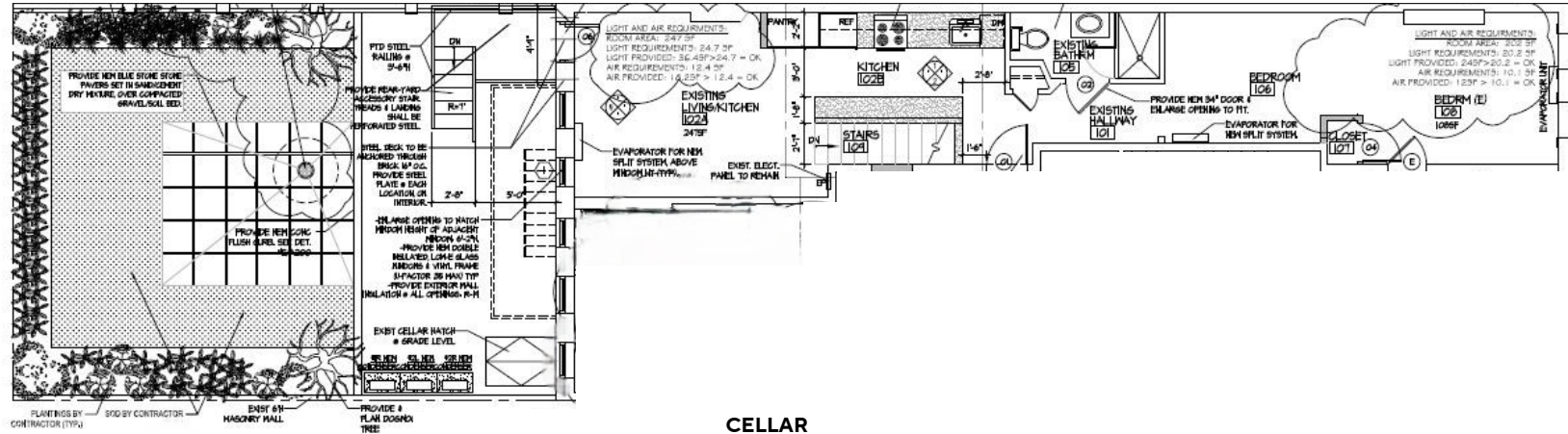
PROPERTY PHOTOS

UNIT 1R

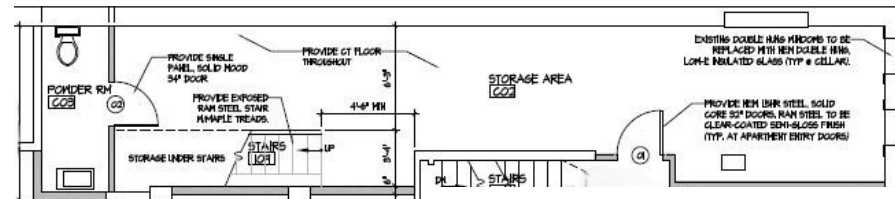


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FIRST FLOOR



CELLAR



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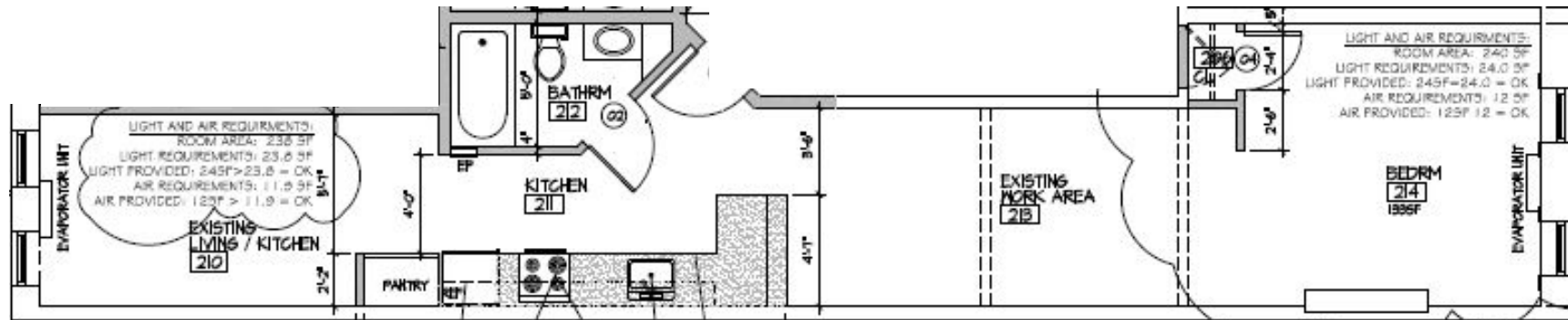
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PROPERTY PHOTOS

UNIT 2L



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