



Offering Memorandum

193 Sackett Street

Brooklyn, NY



Available Upon Request
Price



\$3,730
Avg Rent / Unit



5
Apartments



1920
Year Built

Property Summary

193 Sackett Street
Brooklyn, NY
(Between Henry Street & Hicks Street)

Property Description	A (4) story walk-up apartment building consisting of 5 free market apartments and 1 commercial space.
Block/Lot	331/34
Size	20.08' x 100'; Built 20' x 64'
Building SF	3,600 SF; Air Rights: 422 SF
Zoning	R68; FAR 2
Year Built	1920
Layout	4/3; 1/5 = 17 Rooms
Assessment	\$142,234 (25/26); Tax Class; 2A

Financial Summary

Available Upon Request	\$3,730	\$1,097
Asking Price	Avg Rent / Apartment	Avg Rent / Room

Income		
Residential		\$223,800
Commercial		\$70,620
Vacancy & Collection Loss (3%)		(\$8,833)
Total		\$285,587

Expenses		
Real Estate Taxes (25/26)		\$17,779
Water & Sewer		\$4,800
Fuel (Gas)		Tenant Pays
Electric		\$2,200
Insurance		\$5,000
Payroll (Super)		\$3,000
Management Fee (3%)		\$8,568
Repairs & Maintenance		\$3,500
Total		\$44,847
NOI		\$240,741

Rent Roll

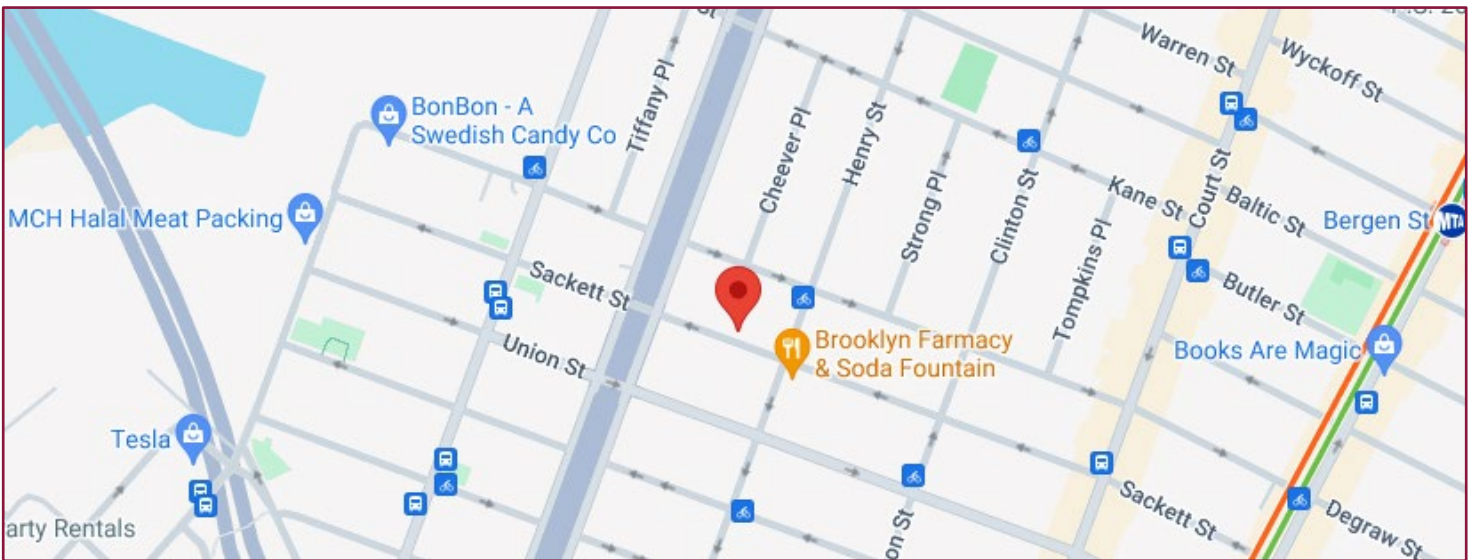
Unit	Tenant	Status	Rooms/SF	Comments	Monthly Rent	Annual Rent
2	Occupied	FM	5	Dishwasher & Washer/Dryer	\$ 5,000.00	\$ 60,000.00
3F	Occupied	FM	3	Dishwasher	\$ 3,350.00	\$ 40,200.00
3R	Occupied	FM	3	Dishwasher	\$ 3,500.00	\$ 42,000.00
4F	Occupied	FM	3	Dishwasher	\$ 3,300.00	\$ 39,600.00
4R	Occupied	FM	3	Dishwasher	\$ 3,500.00	\$ 42,000.00
Residential			17		\$ 18,650.00	\$ 223,800.00
Store*	Occupied		~900	Has Private Full Backyard	\$ 5,885.00	\$ 70,620.00
Commercial			~900		\$ 5,885.00	\$ 70,620.00

*Store rents half the basement for storage and pays \$15,000 annually.

Tax Map



Map



152 West 57th Street, 5th Floor
New York, NY 10019



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