

93-95 INDIA STREET, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM

IPRG



Greenpoint 20-Unit | 85% Free Market Revenue | Recently Renovated with Remaining Upside

93-95 INDIA STREET, BROOKLYN, NY 11222

IPRG

UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED

93-95 INDIA STREET, BROOKLYN, NY 11222

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Donal Flaherty	Corey Haynes	Thomas Ventura	Sal Monteverde	James Maliszewski
President	Founding Partner	Managing Partner	Senior Director	Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8823	718.360.1942	718.360.2767	718.360.5933	929.566.5492
derek@iprg.com	luke@iprg.com	donal@iprg.com	chaynes@iprg.com	tventura@iprg.com	smonteverde@iprg.com	jmaliszewski@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

IPRG

INVESTMENT PRICING

93-95 INDIA SREET





93-95 INDIA STREET, BROOKLYN, NY 11222

OFFERING PRICE

\$6,700,000

INVESTMENT HIGHLIGHTS

20 Apts
of Units

17,600
Approx. SF

6.03%
Current Cap Rate

\$335,000
Price/Unit

\$381
Price/SF

7.95%
Projected Cap Rate

93-95 INDIA STREET, BROOKLYN, NY 11222

INCOME

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

UNIT	TYPE	STATUS	CURRENT	PROJECTED	LEASE EXPIRATION
A	3 BR / 1 BA	FM	\$3,800	\$5,000	6/30/2025
B	3 BR	RC	\$258	\$258	No lease/ Rc
C	2 BR / 1.5 BA Duplex	FM	\$4,500	\$5,000	8/31/2026
D	3 BR / 1.5 BA Duplex with Private Yard	FM	\$5,000	\$6,000	8/31/2026
E	2 BR	RS	\$775	\$775	9/30/2027
1A	3 BR (Conv 4 BR) / 2 BA	FM	\$5,300	\$6,000	6/30/2026
1B	3 BR (Conv 4 BR) / 2 BA	FM	\$5,200	\$6,000	5/31/2026
1C	2 BR	RS	\$1,037	\$1,037	3/31/2026
1D	1 BR (Conv 2 BR) / 1BA	FM	\$3,600	\$4,400	7/31/2026
1E	2 BR	RS	\$1,831	\$1,831	8/31/2026
2A	3 BR (Conv 4 BR) / 2 BA	FM	\$5,500	\$6,000	8/31/2026
2B	3 BR	RS	\$1,302	\$1,302	6/30/2026
2C	2 BR / 1 BA	FM	\$3,200	\$4,750	5/31/2026
2D	1 BR (Conv 2 BR) / 1BA	FM	\$3,700	\$4,400	5/31/2026
2E	2 BR	RS	\$2,140	\$2,140	2/28/2027
3A	3 BR (Conv 4 BR) / 2 BA w/ Private Roof Deck	FM	\$6,000	\$7,250	7/31/2026
3B	3 BR (Conv 4 BR) / 2 BA w/ Private Roof Deck	FM	\$5,500	\$7,250	10/31/2026
3C	2 BR	RS	\$1,158	\$1,158	6/30/2026
3D	1 BR (Conv 2 BR) / 1BA with Private Roof Deck	FM	\$4,500	\$5,250	8/31/2026
3E	2 BR	RS	\$1,097	\$1,097	7/31/2026
			MONTHLY:	\$65,399	\$76,899
			ANNUALLY:	\$784,786	\$922,786

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

93-95 INDIA STREET, BROOKLYN, NY 11222

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

EXPENSES

	CURRENT	PROJECTED
GROSS OPERATING INCOME:	\$ 784,786	\$ 922,786
VACANCY/COLLECTION LOSS (3%):	\$ (23,544)	\$ (27,684)
EFFECTIVE GROSS INCOME:	\$ 761,242	\$ 895,102
REAL ESTATE TAXES (2):	\$ (218,584)	\$ (218,584)
FUEL (GAS):	\$ (16,700)	\$ (16,700)
WATER:	\$ (26,653)	\$ (26,653)
INSURANCE:	\$ (15,581)	\$ (15,581)
REPAIRS:	\$ (20,000)	\$ (20,000)
PAYROLL:	\$ (12,000)	\$ (12,000)
ELECTRIC:	\$ (1,950)	\$ (1,950)
MISC.:	\$ (15,000)	\$ (15,000)
MANAGEMENT (4%):	\$ (30,450)	\$ (35,804)
TOTAL EXPENSES:	\$ (356,918)	\$ (362,272)
NET OPERATING INCOME:	\$ 404,325	\$ 532,830

IPRG

PROPERTY INFORMATION

93-95 INDIA STREET

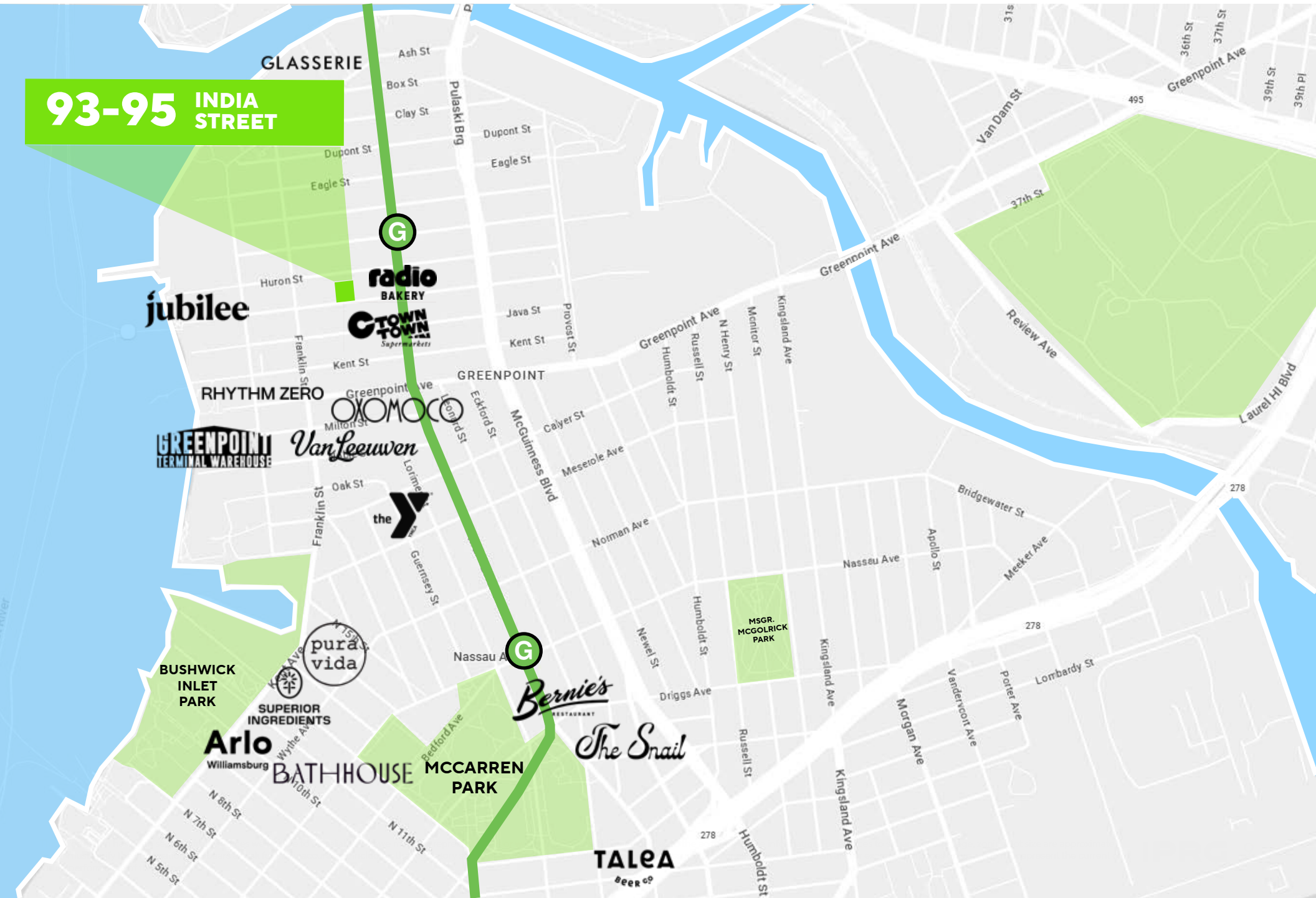


93-95 INDIA STREET, BROOKLYN, NY 11222

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

PROPERTY MAP

93-95 INDIA STREET



93-95 INDIA STREET, BROOKLYN, NY 11222

ADDITIONAL PROPERTY PHOTOS

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE



93-95 INDIA STREET, BROOKLYN, NY 11222

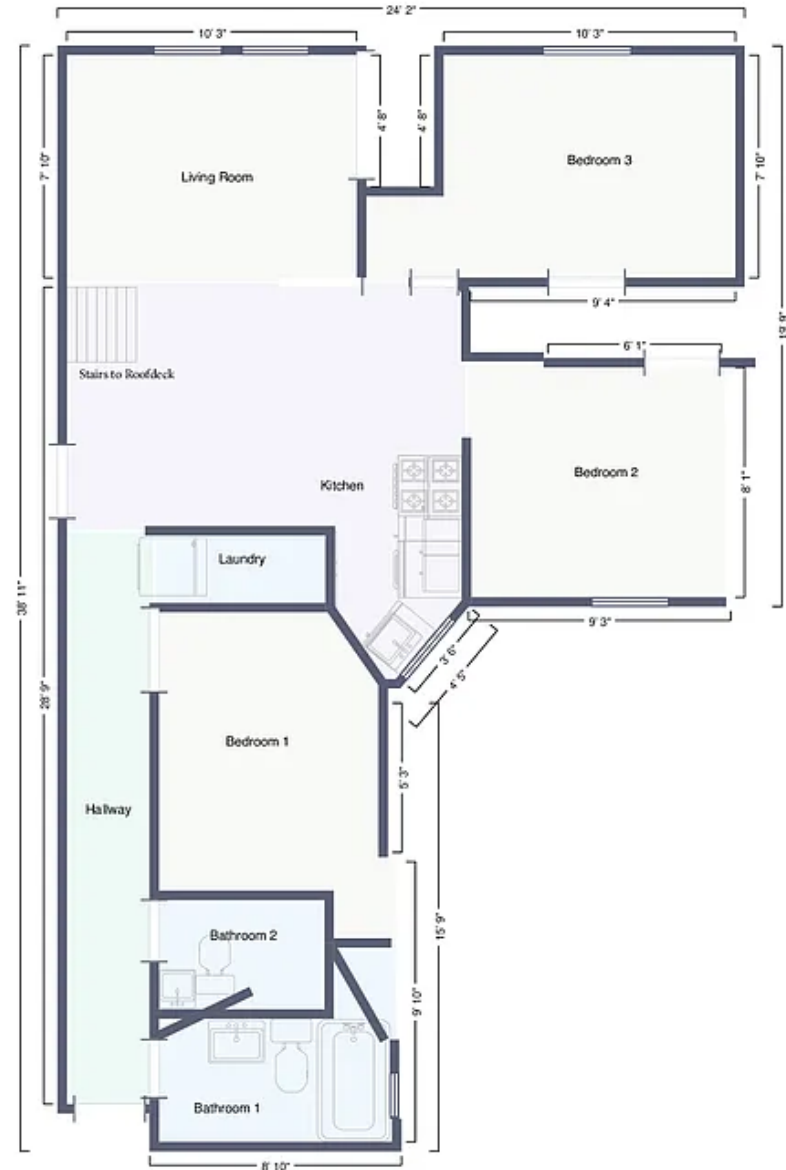
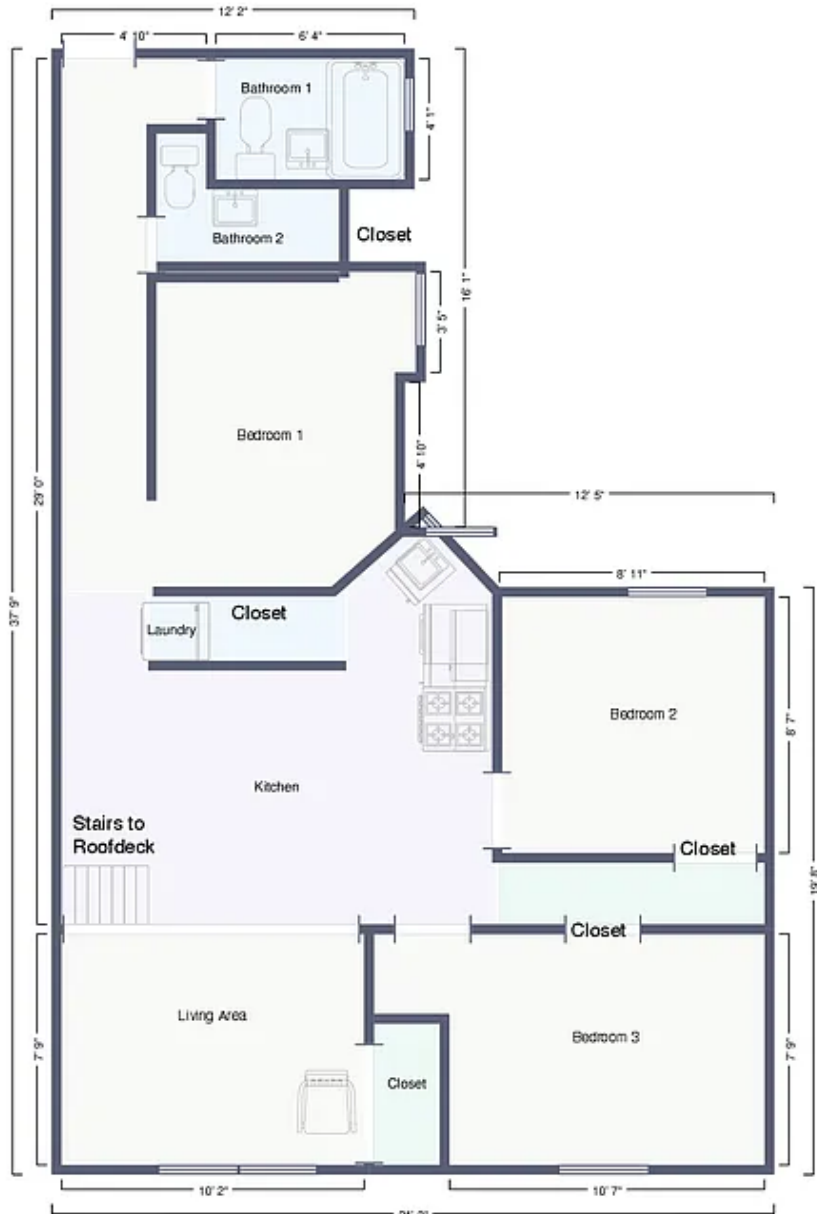
INTERIOR PHOTOS

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

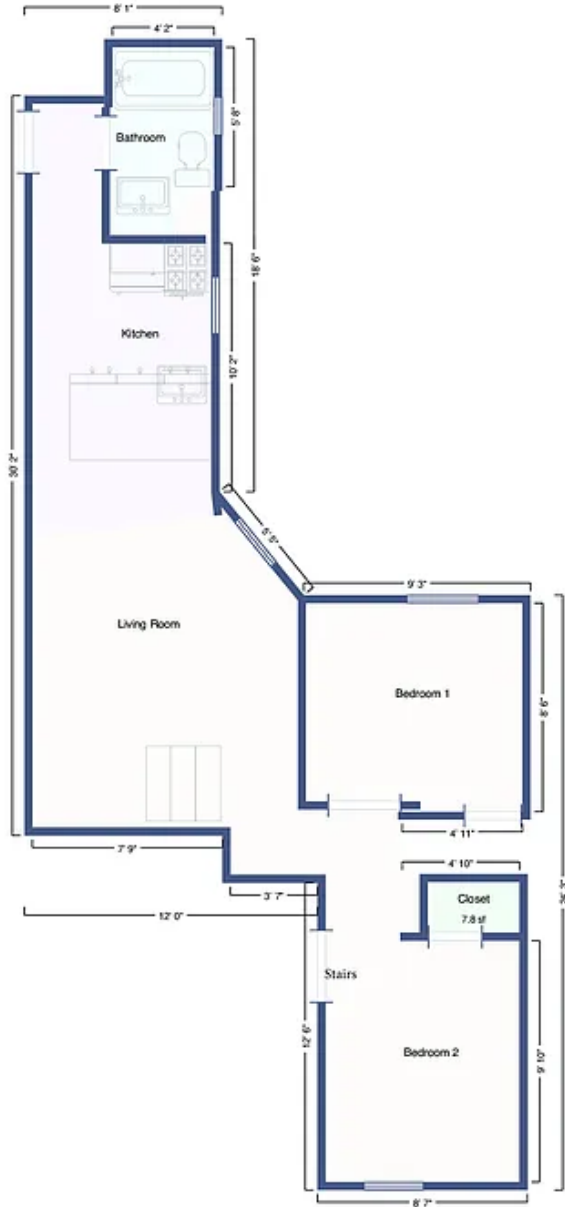


EXAMPLE "A" LINE

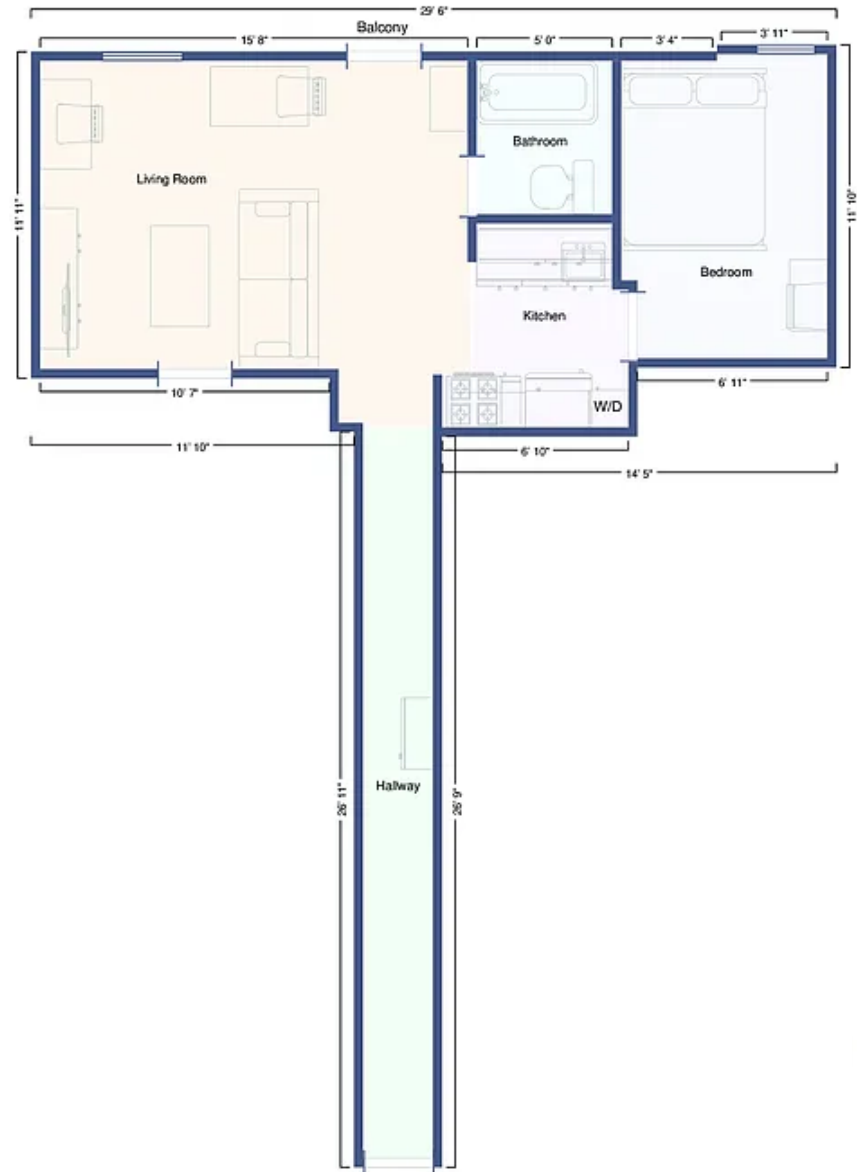
EXAMPLE "B" LINE



EXAMPLE "C" LINE



EXAMPLE "D" LINE





93-95 INDIA STREET, BROOKLYN, NY 11222

GREENPOINT 20-UNIT | 85% FREE MARKET REVENUE | RECENTLY RENOVATED WITH REMAINING UPSIDE

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Donal Flaherty	Corey Haynes	Thomas Ventura	Sal Monteverde	James Maliszewski
President	Founding Partner	Managing Partner	Senior Director	Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8823	718.360.1942	718.360.2767	718.360.5933	929.566.5492
derek@iprg.com	luke@iprg.com	donal@iprg.com	chaynes@iprg.com	tventura@iprg.com	smonteverde@iprg.com	jmaliszewski@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.