

1021 Manhattan Ave, Brooklyn ,NY 11222      Price:      \$3,600,000.00    Cap rate:      5.51%    Projected cap:      5.74%

I'm happy to offer this income-producing, mixed-use property on the main artery of Greenpoint. All residential units are rent-stabilized. Three apartments might be vacant at the closing. The house was last time renovated in 2006 (three apartmeits and the store)  
R-7A zone with commercial overlay C2-4 allows for an additional 2,005 sf (please verify it with your architect).  
Qualified Opportunity Zone!

Bldg size:	25'x55'	Lot size:	25'x75'	1st floor size:	25'x75'	Sqf:	5,500	Price/sqf:	\$654.55	Unused FAR in sf:	2,006
Zoning:	R7A, C2-4	Built:	1931	Roof height	51f	Ground elev.	14f	Av. unit size in sf	783	\$ per max usable sf:	\$479.62
	Current rent:	Expires:	Legal rent:	Since:	Annual income:	Projected:		Annual expenses:	Net income:	Projected net:	
TOTAL	\$19,982.00		\$20,662.41		\$239,784.00	\$247,948.92		-\$41,387.20	\$198,396.80	\$206,562	
1R	\$2,550.00		\$2,550.00				Tax 24/25	-\$14,398			
1L	\$2,047.00		\$2,380.41				Electric	\$0			
2R	\$1,800.00	vacant	\$1,800.00				Gas	-\$4,000			
2L	\$930.00		\$930.00				Water	-\$6,000			
3R	\$2,000.00		\$2,330.00				Insurance	-\$5,000			
3L	\$655.00	vacant	\$672.00				Maintenance 5%	-\$11,989.20			
Store	\$10,000.00		\$10,000.00								

Link to 3D: <https://my.matterport.com/show/?m=vjLqCnGnEAZ>

Link to OM: <https://reporting.loopnet.com/report/b7a8d973-a364-4cf1-a7c3-f538a184f316>

Below: Floorplan 1 - drawing of basement / boiler room /storage / prep-room occupied by the commercial tenant

- Floorplan 2 - 1st floor of the store
- Floorplan 3 - 2nd floor of the store
- Floorplan 4 - drawing of apt 2R; apt 2L is not included
- Floorplan 5 - drawing of apt 3R; apt 3L is not included
- Floorplan 6 - drawing of two apartments 4L and 4R are coming soon



GROSS INTERNAL AREA  
FLOOR 1 1,499 sq.ft. FLOOR 2 1,691 sq.ft. FLOOR 3 1,554 sq.ft. FLOOR 4 615 sq.ft. FLOOR 5  
662 sq.ft. TOTAL 5,462 sq.ft.  
SIZES ARE UNRENDERED AND APPROXIMATE. ACTUAL MAY VARY.

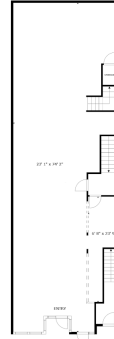




FLOOR 3



GRAND INTERNAL AREA  
FLOOR 3 1,499 sq.ft. FLOOR 2 1,491 sq.ft. FLOOR 1 1,491 sq.ft. FLOOR 4 619 sq.ft. FLOOR 5  
622 sq.ft. FLOOR 6 622 sq.ft.  
TOTAL 5,000 sq.ft.  
NOTE: AREA CALCULATED BASED ON APPROXIMATELY ACTUAL AREA ONLY



FLOOR 2

GRAND INTERNAL AREA  
FLOOR 3 1,491 sq.ft. FLOOR 2 1,491 sq.ft. FLOOR 1 1,491 sq.ft. FLOOR 4 619 sq.ft. FLOOR 5  
622 sq.ft. FLOOR 6 622 sq.ft.  
TOTAL 5,000 sq.ft.  
NOTE: AREA CALCULATED BASED ON APPROXIMATELY ACTUAL AREA ONLY



FLOOR 6



GRAND INTERNAL AREA  
FLOOR 3 1,499 sq.ft. FLOOR 2 1,491 sq.ft. FLOOR 1 1,491 sq.ft. FLOOR 4 619 sq.ft. FLOOR 5  
622 sq.ft. FLOOR 6 622 sq.ft.  
TOTAL 5,000 sq.ft.  
NOTE: AREA CALCULATED BASED ON APPROXIMATELY ACTUAL AREA ONLY



FLOOR 4

GRAND INTERNAL AREA  
FLOOR 3 1,499 sq.ft. FLOOR 2 1,491 sq.ft. FLOOR 1 1,491 sq.ft. FLOOR 4 619 sq.ft. FLOOR 5  
622 sq.ft. FLOOR 6 622 sq.ft.  
TOTAL 5,000 sq.ft.  
NOTE: AREA CALCULATED BASED ON APPROXIMATELY ACTUAL AREA ONLY

