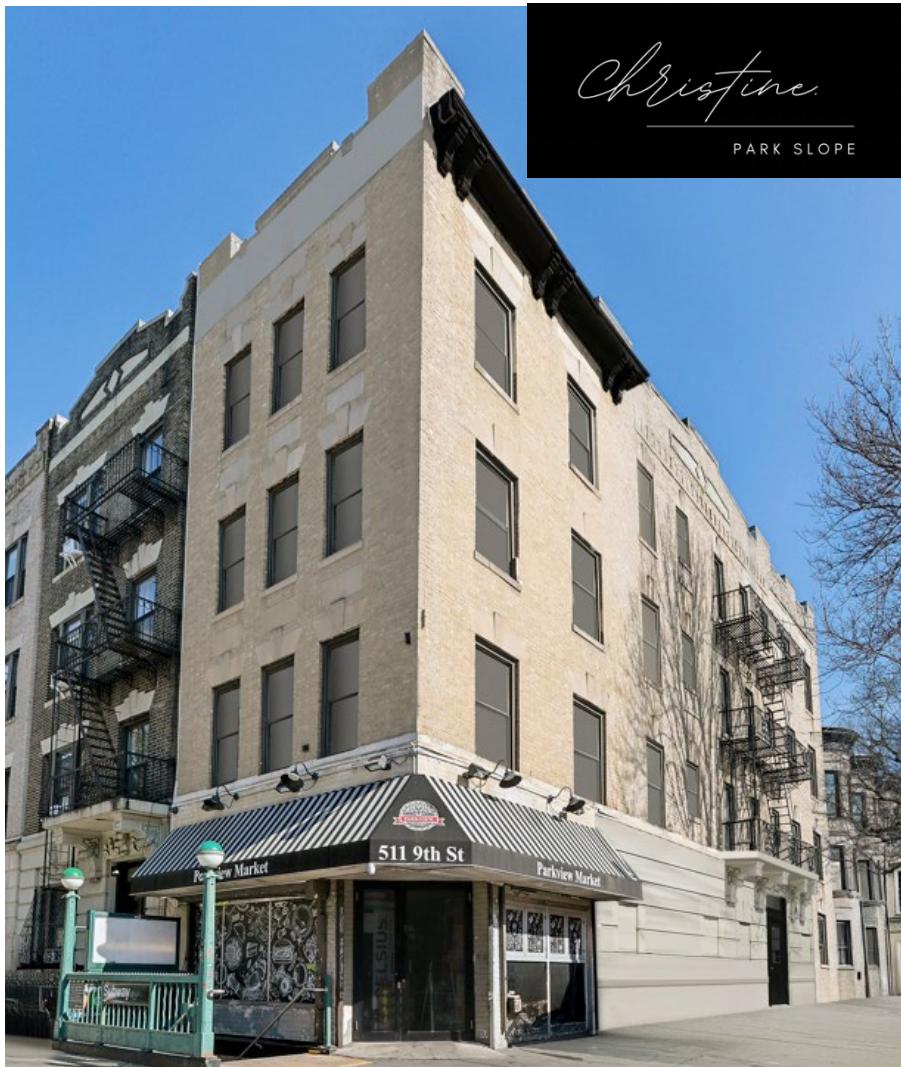


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EXCLUSIVE LISTING: 819 8th Avenue

**Fully Remodeled Boutique Luxury Loft Corner Building
Steps from Prospect Park in Prime Park Slope**



83% Free Market Building

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MICHAEL SHERMAN | Founder

Baseline Real Estate Advisors | www.BaselineRealEstate.com

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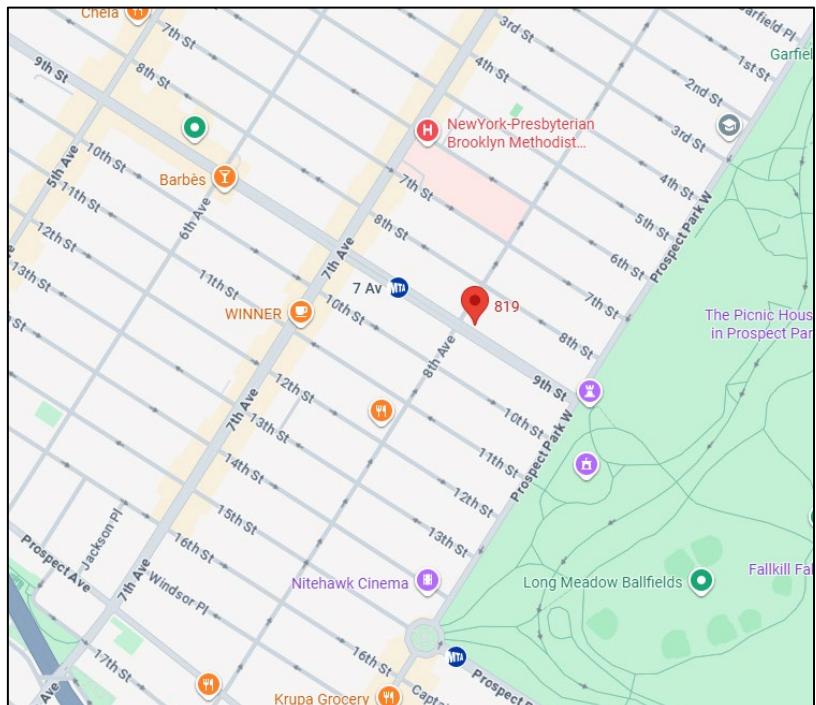
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Property Information

Location	Notes
819 8 th Avenue	4-Story Gut Renovated Corner Building
Building Size	Luxury Condo Style Finishes
6,384 SF	Washer/Dryer, Split System HVAC, Virtual Doorman in all units
Lot Size	Italian-made cabinetry, oak flooring, & Carrara marble bathrooms
1,890 SF (21ft x 90ft)	6 Apartments & 2 Retail Units Fully Occupied
Units	5 FM & 1 RS 3 2BR & 3 3BR
8 Units (6 Apts & 2 Retail)	Protected Tax Class 2B Corner of 8 th Ave & 9 th St Steps from Prospect Park & F/G train

Financials

Residential	6	\$334,352
Commercial	2B	\$174,584
Tax Reimbursement		\$14,111
Total Income		\$523,047
Real Estate Taxes	2B	\$50,333
Utilities		\$10,073
Insurance		\$10,400
Payroll		\$8,820
Maintenance		\$10,120
Professional Fees		\$4,800
Total Expenses		\$94,546
Net Operating Income		\$428,501



Asking Price: \$7,100,000

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omission, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as to the condition of the property of any hazards contained therein nor are any implied.

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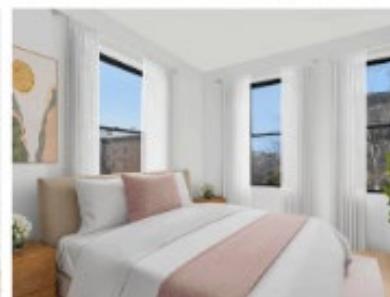
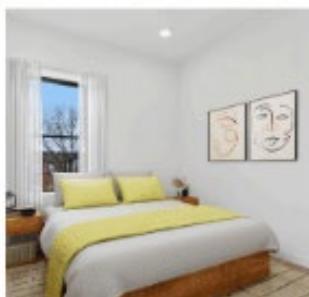
RENT ROLL

Unit	Bed/Bath/SF	Status/Tenant	LXP	Current Rent
COMM 1	838 SF	MM3 LLC	09/30/2035	\$8,103.66
COMM 2	735 SF	Grace Jin Cleaners (Drop-off Cleaners)	08/31/2027	\$6,445.00
1	2 / 1	FM*	03/31/2027	\$5,000.00
2	3 / 1	FM*	05/23/2026	\$5,500.00
3	2 / 1	FM*	04/30/2026	\$5,300.00
4	3 / 1	FM*	04/30/2027	\$5,950.00
5	2 / 1	FM*	05/31/2026	\$5,000.00
6	3 / 1	RS	12/31/2025	\$1,112.65
Monthly Total				\$42,411.31
Annual Total				\$508,935.72

**All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. All references to the regulatory status of apartments are based on broker assumptions only and not based on representations made by the owner. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.*

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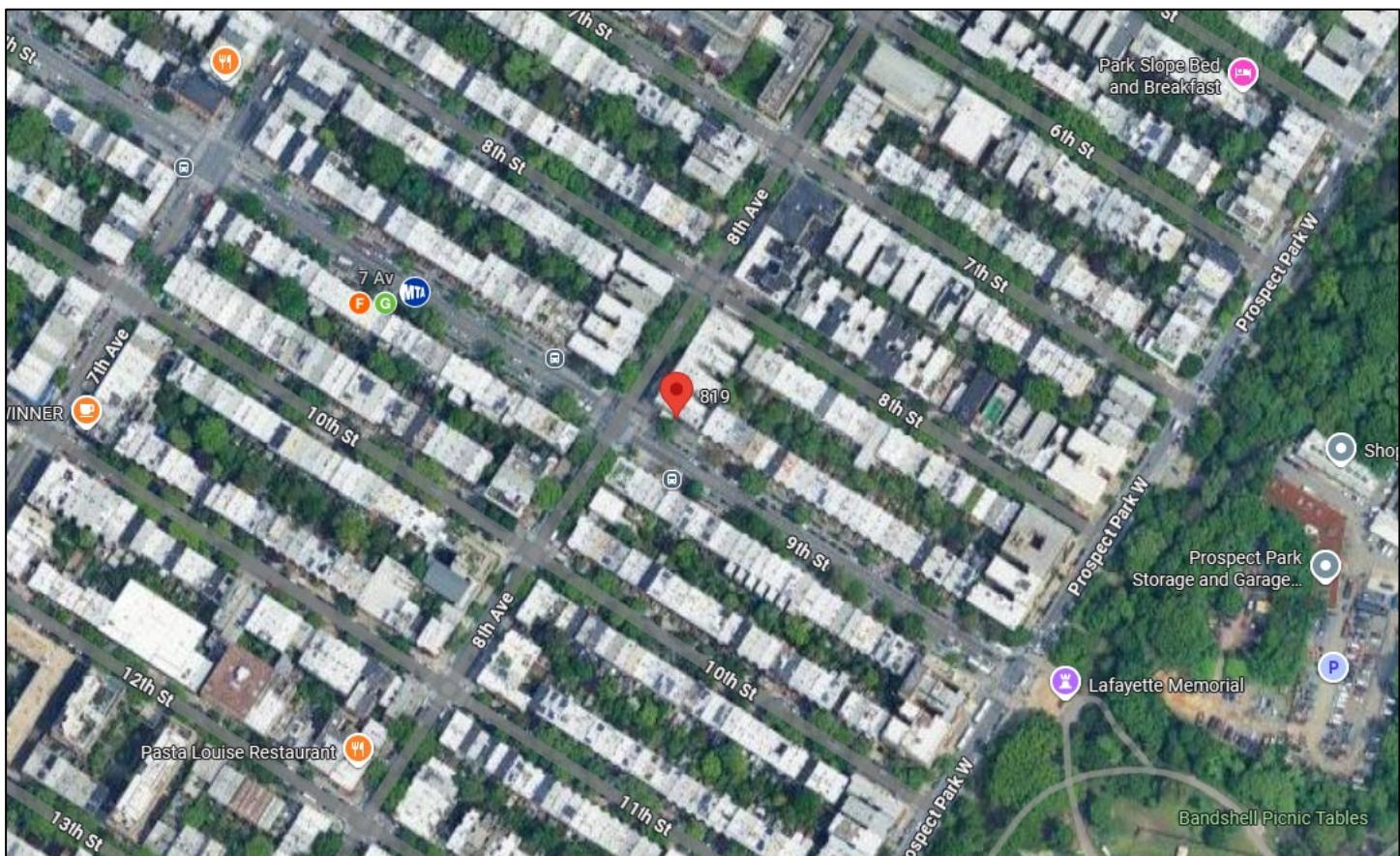
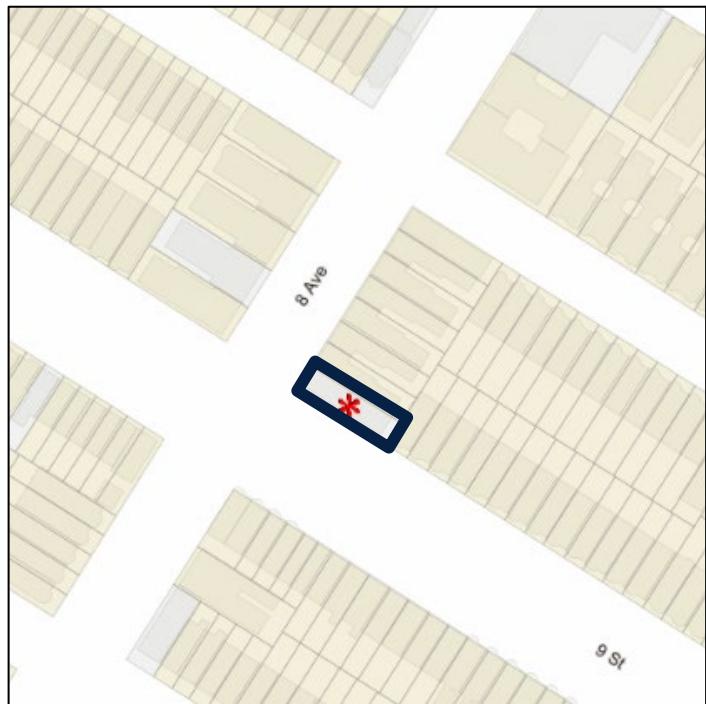
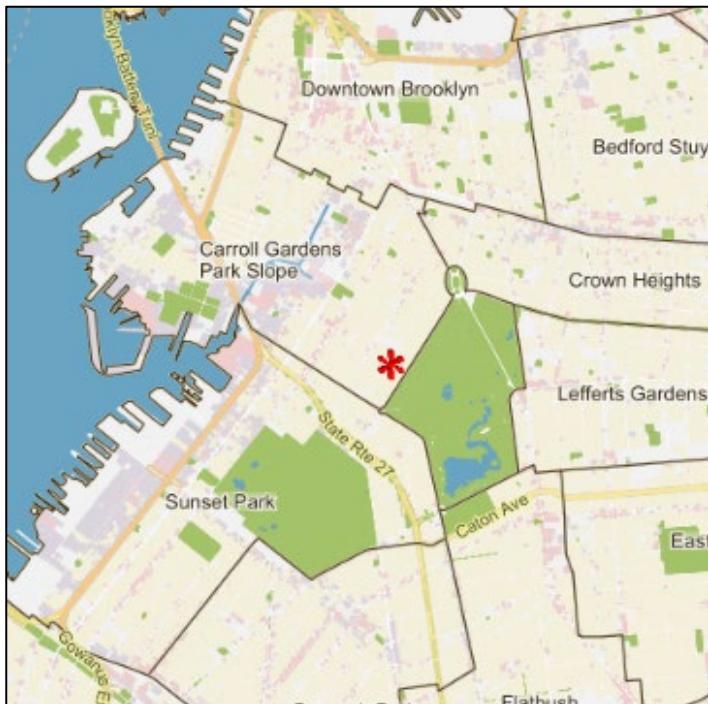
IMAGES



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AREA MAPS



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