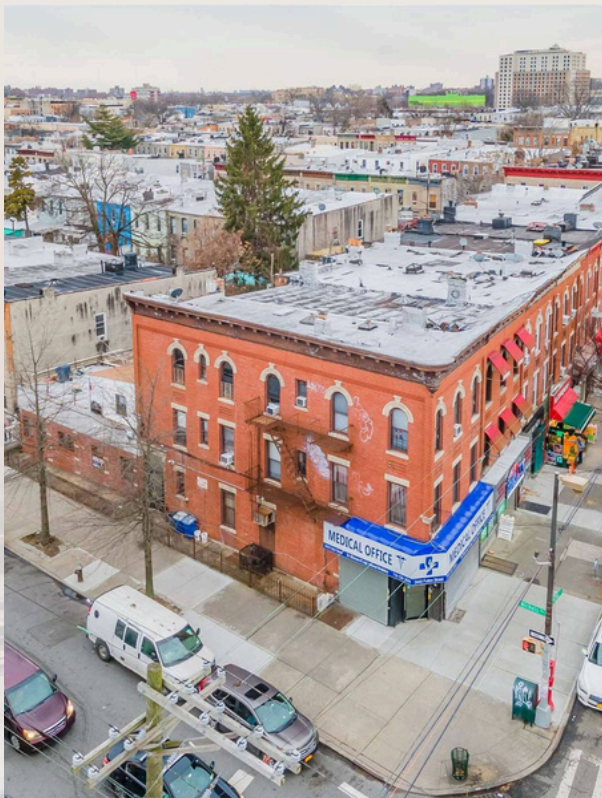


3440 FULTON ST

This beautiful corner property located at 3440 Fulton Street in the heart of Brooklyn. It is a great investment opportunity. The property consists of a five-family house and one commercial store, totaling 4000 square feet. The building is built 20x55 and zoned R5 on a 20x90 lot. This property is conveniently located close to shops, schools, parks, supermarkets and public transportation. Don't miss out on your chance to own this incredible income-producing asset!



PROPERTY INFORMATION

| | |
|----------------|----------------|
| Address | 3440 Fulton St |
| Submarket | Brooklyn |
| Block & Lot | 04150-0031 |
| Lot dimensions | 19.75X89.92 |
| Lot SF | 1,776 SF |

BUILDING INFORMATION

| | |
|---------------------|---------------|
| Property type | Mixed use |
| Building dimensions | 20 ft x 54 ft |
| Stories | 3 |
| Year built | 1915 |
| Residential unit | 5 |
| Commercial unit | 1 |
| Sum Gross Area SF | 3,258 |

ZONING INFORMATION

| | |
|--------|----|
| Zoning | R5 |
|--------|----|

NYC FINANCIAL INFORMATION

| | |
|---------------------|------------------|
| Annual property tax | \$16,787.32/Year |
|---------------------|------------------|



JIANGWEI (WAYNE) ZHOU

646.812.2151

Jiangwei.zhou@exprealty.com

FOR SALE ■ 3440 FULTON ST

exp
REALTY

FINANCIAL SUMMARY

REVENUE

RESIDENTIAL REVENUE

| UNIT | <i>Current Rent Roll</i> | <i>Proforma rent roll</i> |
|-----------------------------|--------------------------|---------------------------|
| | MONTHLY RENT | MONTHLY RENT |
| 1R | \$2,150 | \$2,500 |
| 2F | \$1,620 | \$2,000 |
| 2R | \$1,700 | \$2,250 |
| 3F | \$1,450 | \$2,000 |
| 3R | \$1,500 | \$2,000 |
| Residential Monthly | \$8,420 | \$10,750 |
| Residential Annual | \$101,040 | \$129,000 |
| Residential Averages | \$1,684 | \$2,150 |

COMMERCIAL REVENUE

| UNIT | TENANT | <i>Current Rent Roll</i> | <i>Proforma rent roll</i> |
|---------------------------|-----------------|--------------------------|---------------------------|
| | | MONTHLY RENT | MONTHLY RENT |
| GF | Medicare Office | \$3,100 | \$5,000 |
| Commercial Monthly | | \$3,100 | \$5,000 |
| Commercial Annual | | \$37,200 | \$60,000 |
| Total Revenue | | \$138,240 | \$189,000 |

EXPENSES

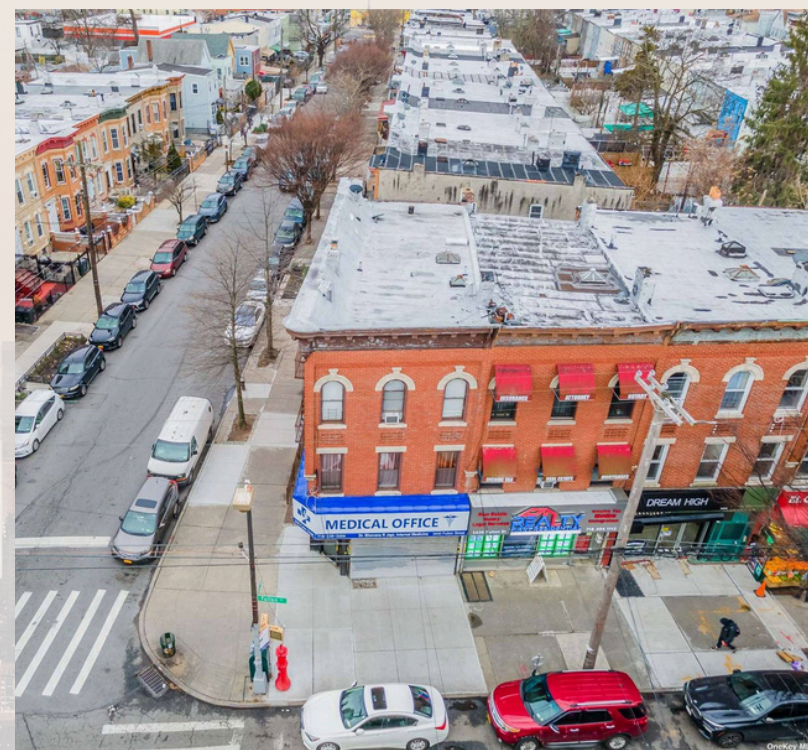
| TYPE | PROJECTION | TOTAL |
|-------------------------------------------------|---------------------|---------------------|
| Insurance | \$4,500 | \$4,500 |
| Water | \$4,000 | \$4,000 |
| Property tax | \$16,787.32/Year | \$16,787.32/Year |
| Gas for hotwater | \$2,850 | \$2,850 |
| Super Fee | \$4,800 | \$4,800 |
| Annual Expenses | \$32,937.32 | \$28,137.32 |
| Net Operating Income (Current Rent Roll) | \$105,302.68 | |
| NET INCOME (Projected Rent Roll) | | \$160,862.68 |

ASKING PRICE \$1,980,000

PROJECTED RENT ROLL \$189,000

ACTUAL CAP RATE 5.32%

PRO FORMA RATE 8.12%



JIANGWEI (WAYNE) ZHOU

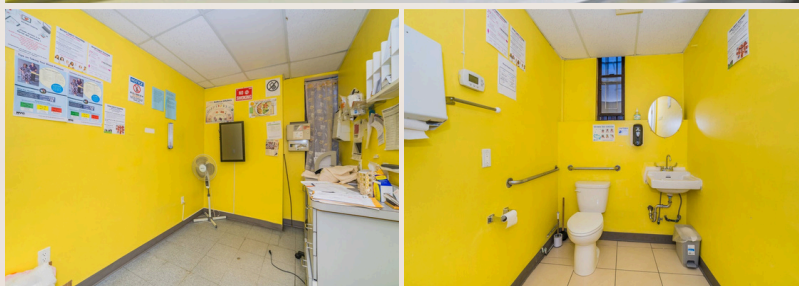
646.812.2151

Jiangwei.zhou@exprealty.com

FOR SALE ■ 3440 FULTON ST



INTERIOR PHOTOS



INTERIOR PHOTOS

