

5-STORY HI END MEDICAL OFFICE BUILDING IN SHEEPSHEAD BAY



1523 Voorhies Avenue, Brooklyn, NY 11235

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This Investment Offering Memorandum has been prepared for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information that prospective investors may need or desire. All projections have been developed by designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. Seller or Elbrus Capital Group "ECG" makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, ECG and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, ECG, Seller and its employees, disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Investment Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum have remained the same. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

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We obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Executive Summary

5-STORY HI END MEDICAL OFFICE BUILDING IN SHEPSHEAD BAY

Address 1523 Voorhies Avenue, Brooklyn, NY 11235

Description The entire property is completely built out and features a contemporary lobby, high-end finishes, and specialized infrastructure including hospital-grade plumbing, electrical systems, office based surgery operation rooms with back up generator.

The property has a \$5,000,000 assumable interest only mortgage at 3.78%. In a volatile capital market, this sits significantly below prevailing interest rates, offering a buyer immediate stability and superior cash flow. This represents approximately \$1,000,000 in interest savings over the next six year.

The property is fully occupied with the exception of the second floor.

The Second Floor is a fully built-out medical suite featuring one surgical room, nine exam rooms/offices, a large multipurpose area, and a spacious reception/administrative wing. This space is perfectly positioned for a physician group or any general offices.

The property is strategically located in the heart of Sheepshead Bay in South Brooklyn, boasting a Walk Score of 98 and a Transit Score of 83, offering unmatched connectivity.

The property is approximately 100 yards from the Sheepshead Bay subway station and offers direct vehicular access via Exit 8 of the Belt Parkway.

Size 18,858 RSF

Occupancy 77.1%

Potential Gross Income \$786,290

Operating Expenses \$262,000

Net Operating Income \$524,290

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Cap Rate	6.31%
Price	\$8,300,000 (\$440.13/SF)
Financing	\$5,000,000 Assumable mortgage at 3.78% interest only till 11/16/2031
Comments	The Rent Roll and Income and Expense statements will be provided after the execution of the confidentiality agreement.

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Interior Pictures

Lobby



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2nd Floor



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5th Floor



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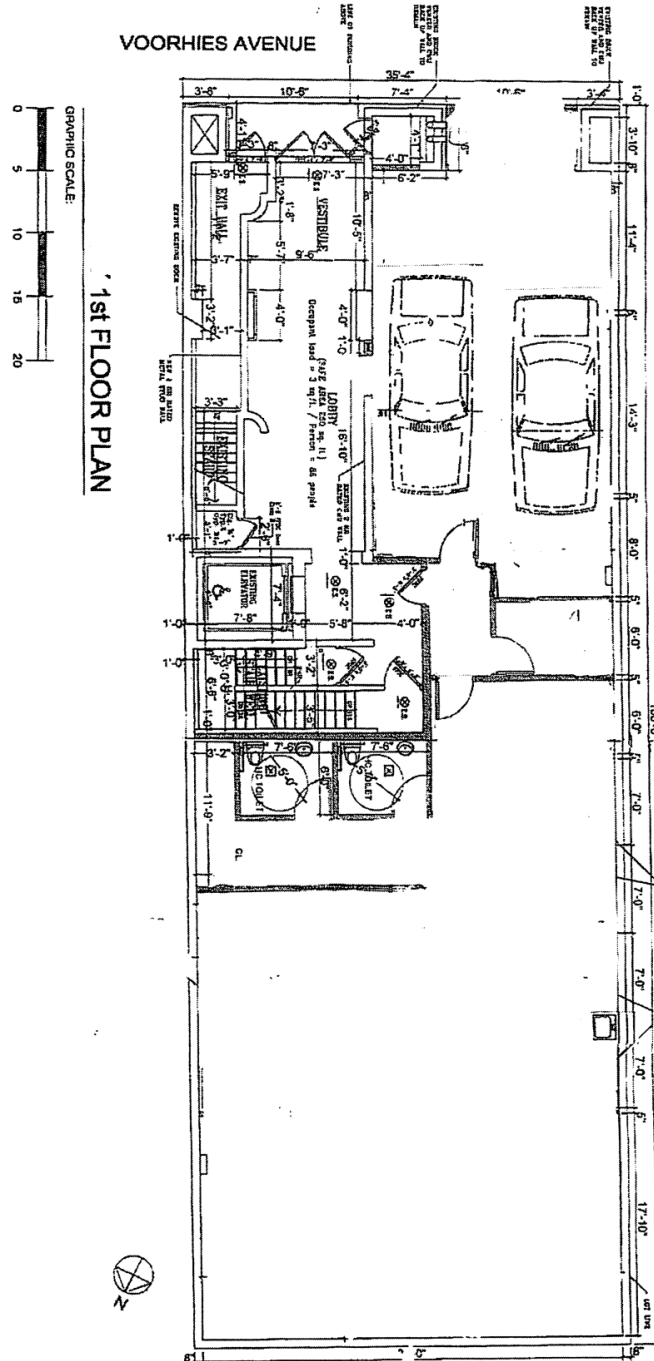


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FL Plans

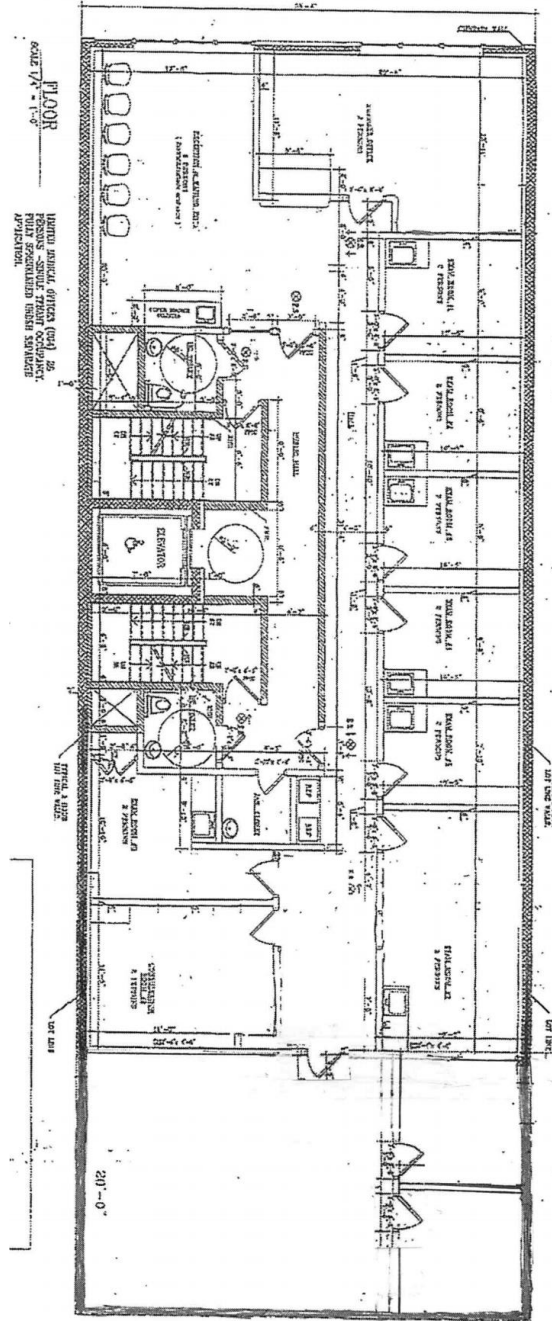
1st Floor Floorplan



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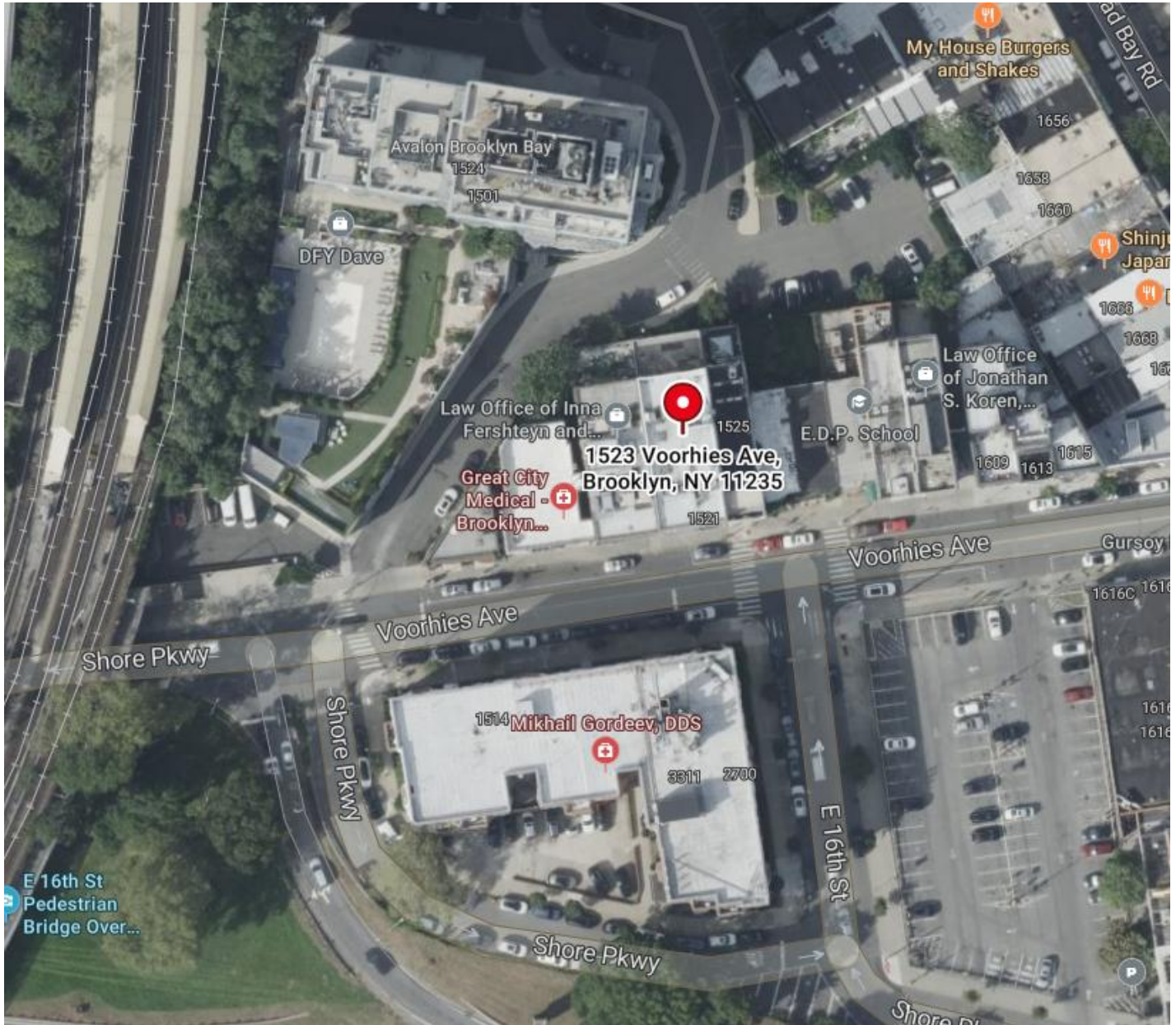
2nd Fl Floorplan



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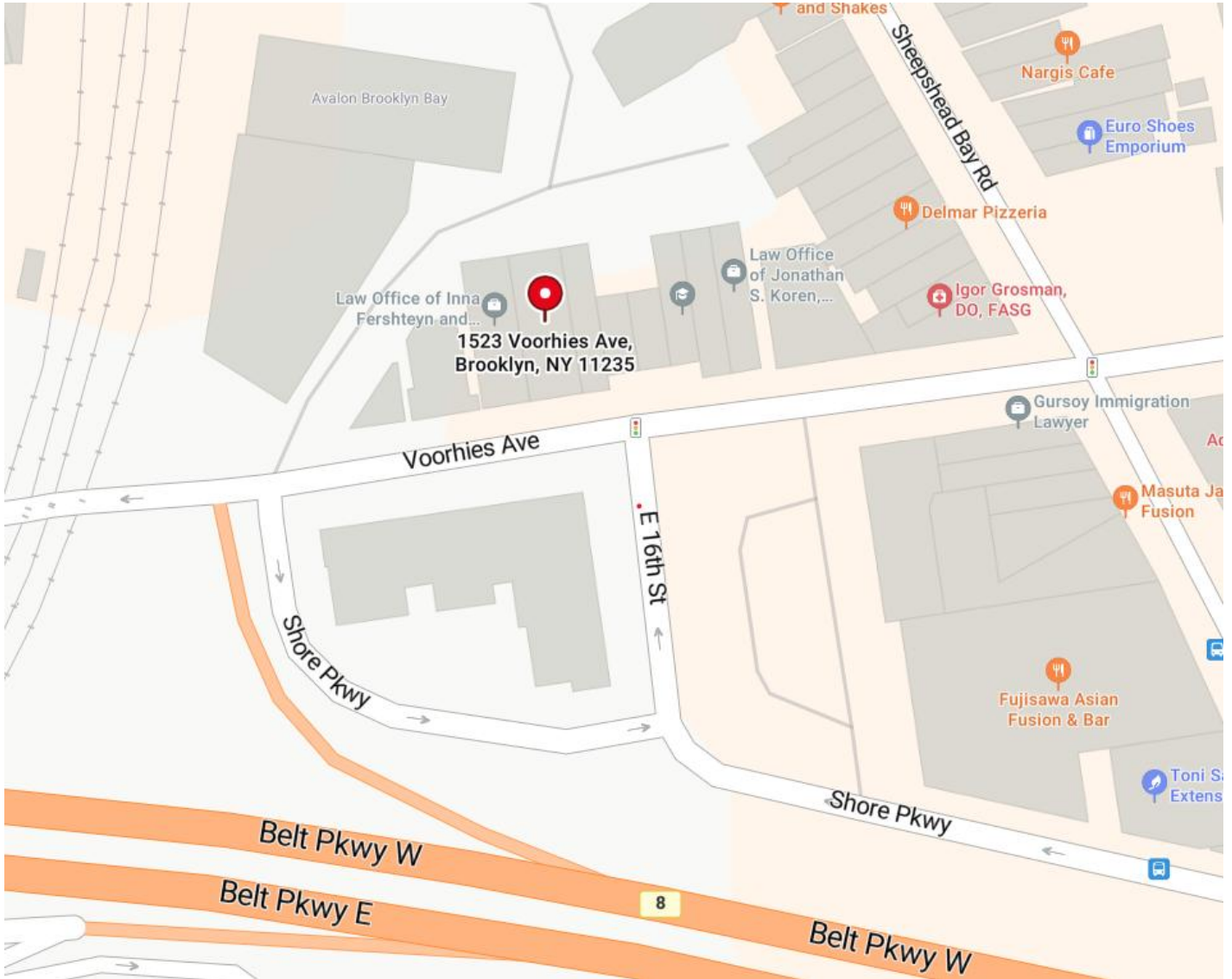
Aerial Picture



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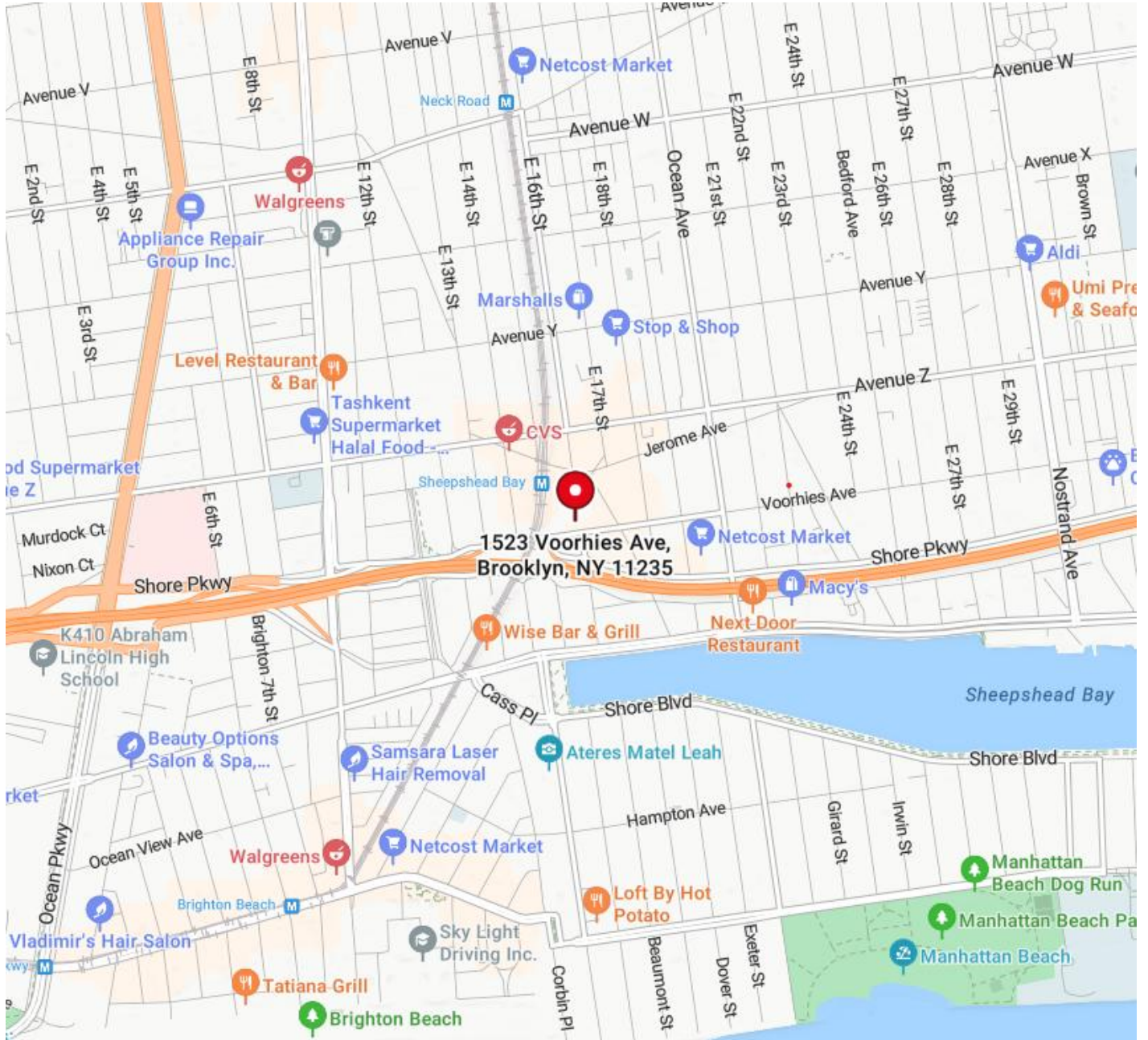
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Maps



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