

222 LIVINGSTON STREET

OFFERING MEMORANDUM

222 LIVINGSTON STREET BROOKLYN, NY 11201



RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT

718.820.1200

RAYMOND@FORESTPARKNY.COM



FOREST PARK
PROPERTIES
REAL ESTATE SERVICES

222 LIVINGSTON STREET

TABLE OF CONTENTS

MULTIFAMILY PROPERTY | FOR SALE



TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
FINANCIAL ANALYSIS	11
FINANCIAL SUMMARY	12
INCOME & EXPENSES	13
RENT ROLL	14
DEMOGRAPHICS MAP & REPORT	15
ADVISOR BIO 1	16

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Forest Park Properties in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY SUMMARY

MULTIFAMILY PROPERTY | FOR SALE



PROPERTY DESCRIPTION

Prime Downtown-Brooklyn Mixed Use Opportunity. Four Unit Brick building has 1 Retail Unit (includes basement) 2nd Floor Office Unit, Full Floor residential units on 3rd and Fourth Floors. Spectacular rooftop deck included for exclusive use of residential tenants. Ideal investment or Owner-user opportunity. ICAP in place for commercial portion. Total Floor Area of 7987 SF. Fully Free Market. Significant upside on Retail rents. Currently rented at \$120 PSF until 2029. Condo opportunity.

PROPERTY HIGHLIGHTS

- Downtown Brooklyn
- 4 Unit Mixed-Use Brick
- Recently Renovated
- Rooftop Deck
- Owner/investment opportunity

OFFERING SUMMARY

Sale Price:	\$4,450,000
Number of Units:	4
Lot Size:	1,557 SF
Building Size:	7,987 SF
NOI:	\$265,038.68
Cap Rate:	5.96%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	9,711	23,554	71,176
Total Population	19,623	49,742	154,157
Average HH Income	\$196,986	\$185,978	\$194,289

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Downtown Brooklyn is one of the most accessible neighborhoods in New York City, with extensive transit options that include 11 subway lines, multiple bus routes, and ferry service via nearby piers. The Atlantic Terminal and the Borough Hall-Court Street station complex serve as major interchanges, connecting residents and commuters to Manhattan, Queens, and beyond. Bike lanes and Citi Bike stations are plentiful, while walkable streets and transit-oriented development continue to enhance mobility in this bustling core of the borough

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

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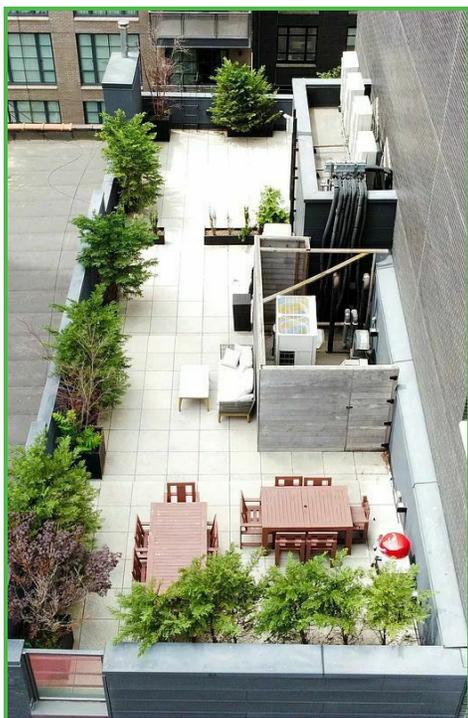
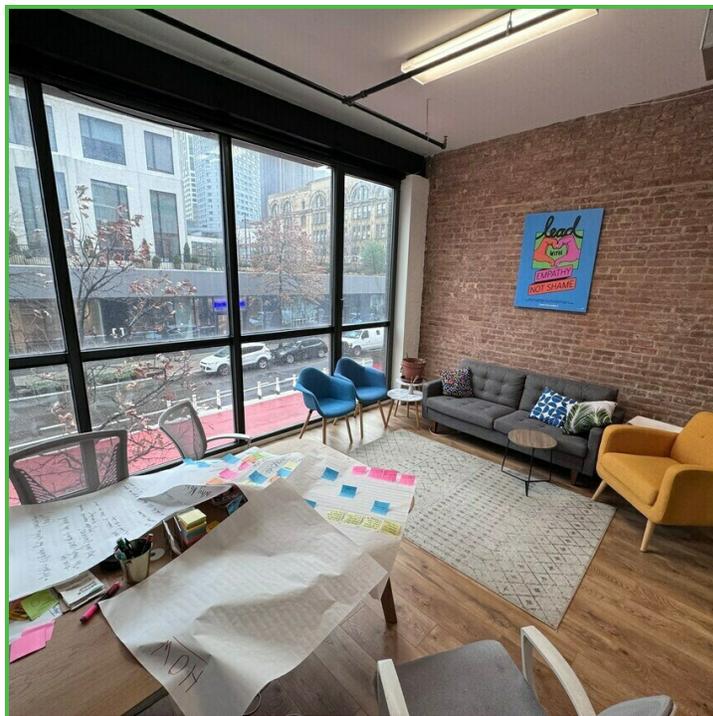
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ADDITIONAL PHOTOS

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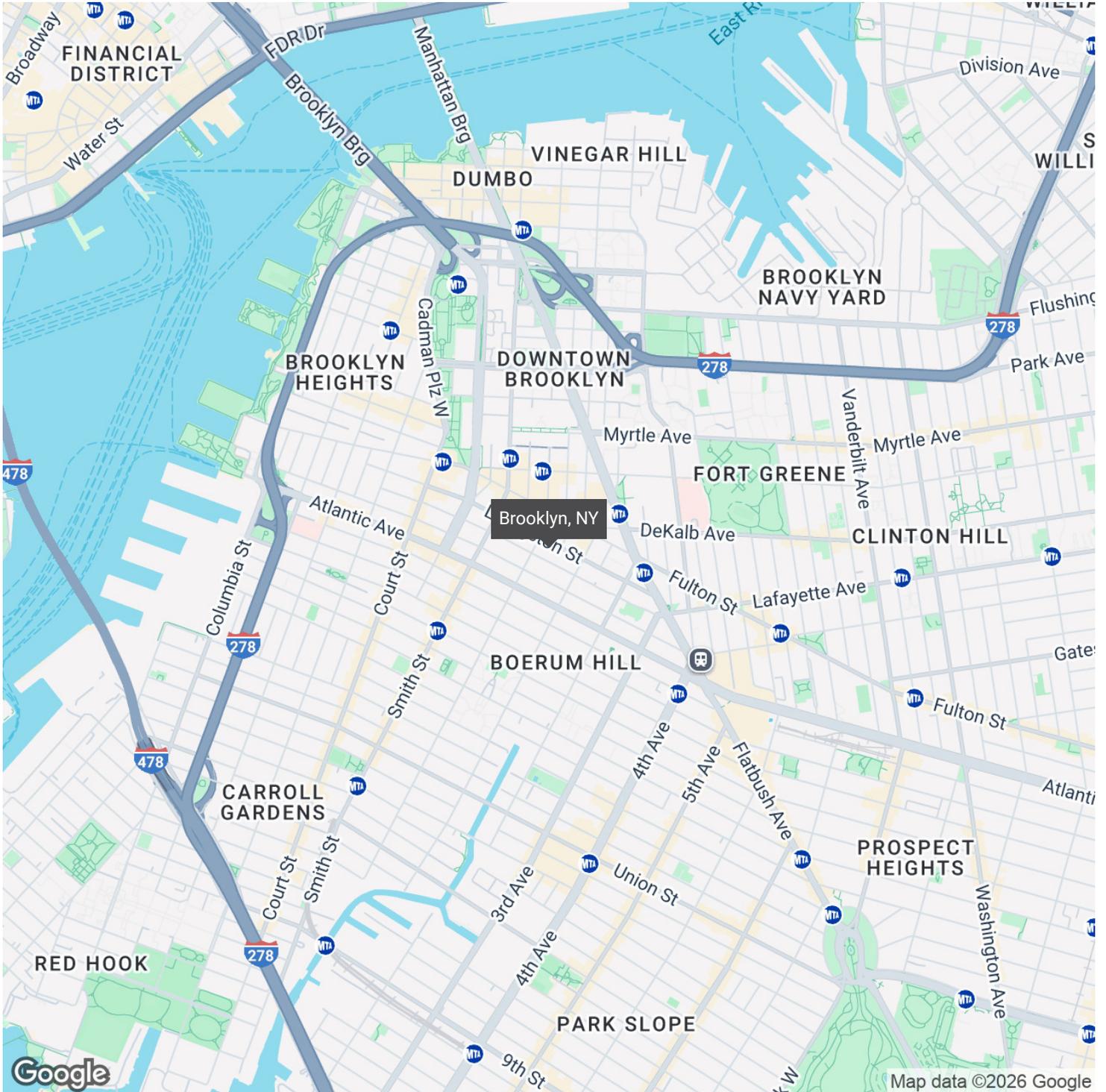
SECTION 1

LOCATION INFORMATION

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REGIONAL MAP

MULTIFAMILY PROPERTY | FOR SALE



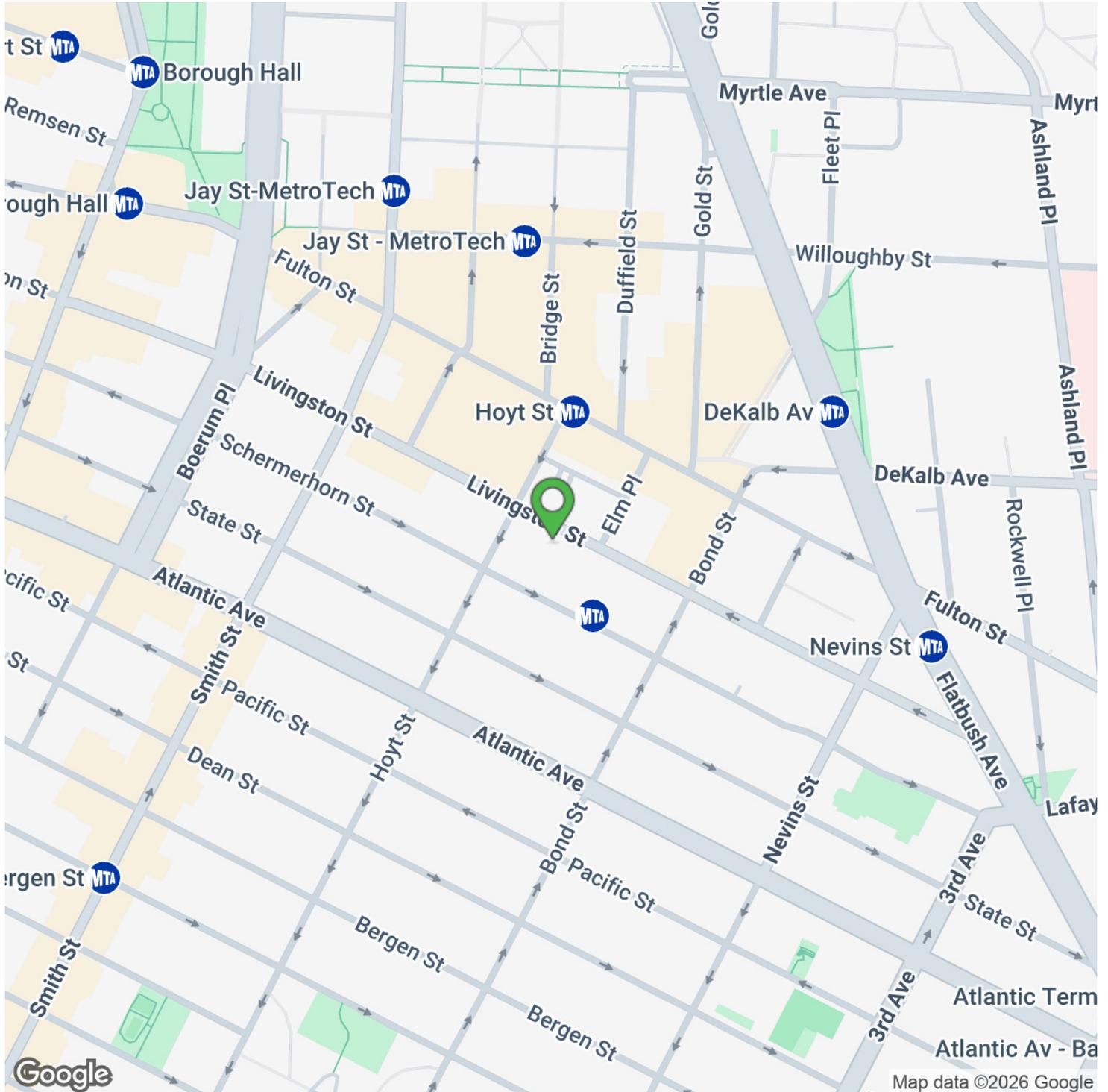
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LOCATION MAP

MULTIFAMILY PROPERTY | FOR SALE



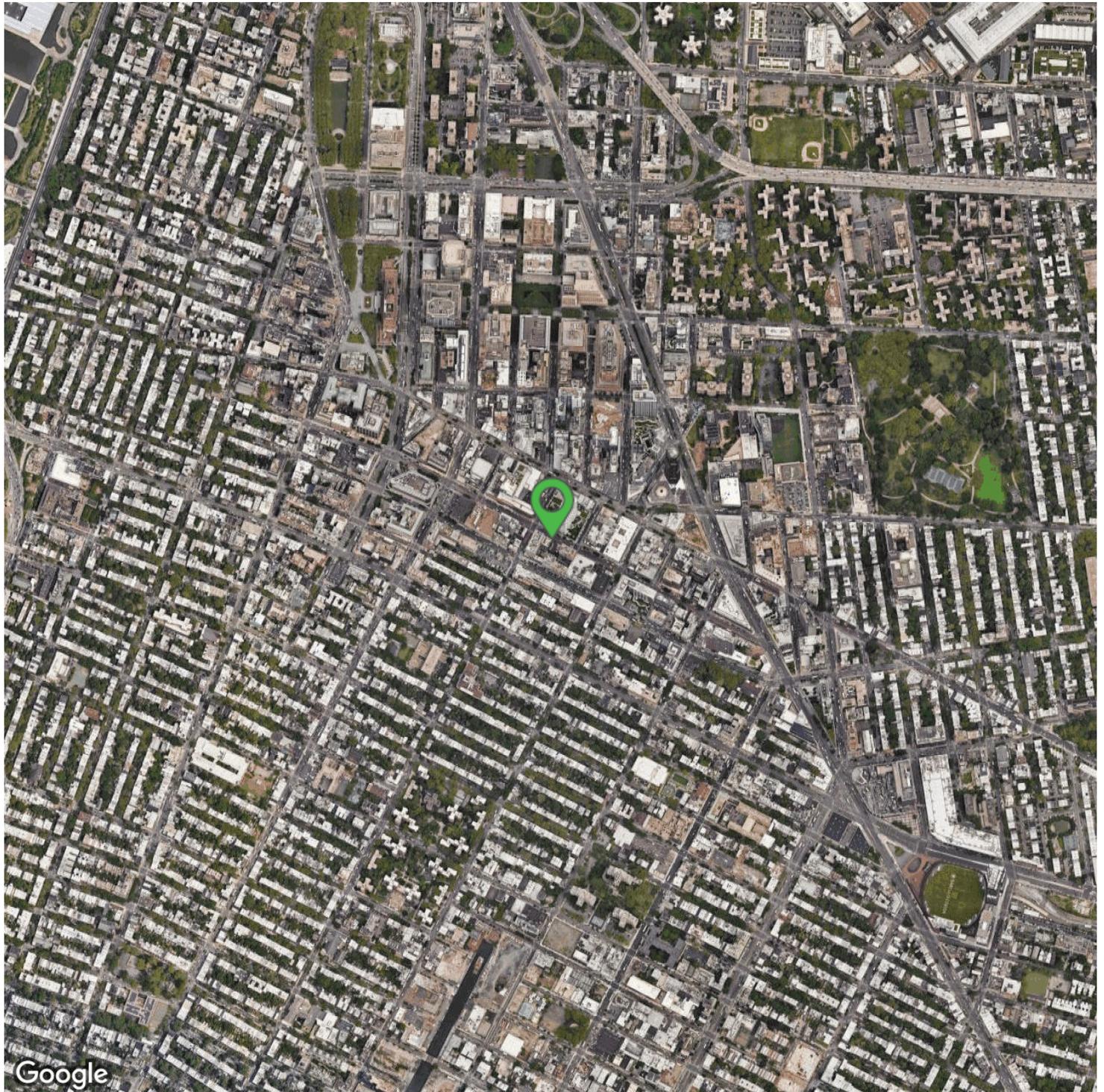
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PRINCIPAL BROKER / PRESIDENT
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AERIAL MAP

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PAGE 10

SECTION 2

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

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Price	\$4,450,000
Price per SF	\$557
Price per Unit	\$1,112,500
GRM	11.12
CAP Rate	5.96%
Cash-on-Cash Return (yr 1)	5.96%
Total Return (yr 1)	\$265,039

OPERATING DATA

222 LIVINGSTON ST

Gross Scheduled Income	\$400,344
Total Scheduled Income	\$400,344
Vacancy Cost	\$12,010
Gross Income	\$388,334
Operating Expenses	\$123,295
Net Operating Income	\$265,039
Pre-Tax Cash Flow	\$265,039

FINANCING DATA

222 LIVINGSTON ST

Down Payment	\$4,450,000
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INCOME & EXPENSES

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INCOME SUMMARY	222 LIVINGSTON ST
Vacancy Cost	(\$12,010)
GROSS INCOME	\$388,334
EXPENSES SUMMARY	222 LIVINGSTON ST
Real Estate Taxes	\$88,970
Insurance	\$8,756
Water (Residential Units only) Commercial pay own.	\$2,200
Heat (Pass-Through)	\$0
Common Area Electric	\$2,919
Superintendent (part-time)	\$4,800
Management (self-managed) 3%	\$11,650
Repairs and Maintenance	\$4,000
OPERATING EXPENSES	\$123,295
NET OPERATING INCOME	\$265,039

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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE END
Ground Floor Retail	-	-	1,216 SF	\$13,000	\$10.69	2029
Second Floor Office Office	-	-	1,258 SF	\$7,000	\$5.56	M. to M.
3rd Floor Apt	2	2	1,258 SF	\$6,766	\$5.38	-
4th Floor Apt	2	2	1,258 SF	\$6,596	\$5.24	-
TOTALS			4,990 SF	\$33,362	\$26.87	
AVERAGES			1,248 SF	\$8,341	\$6.72	

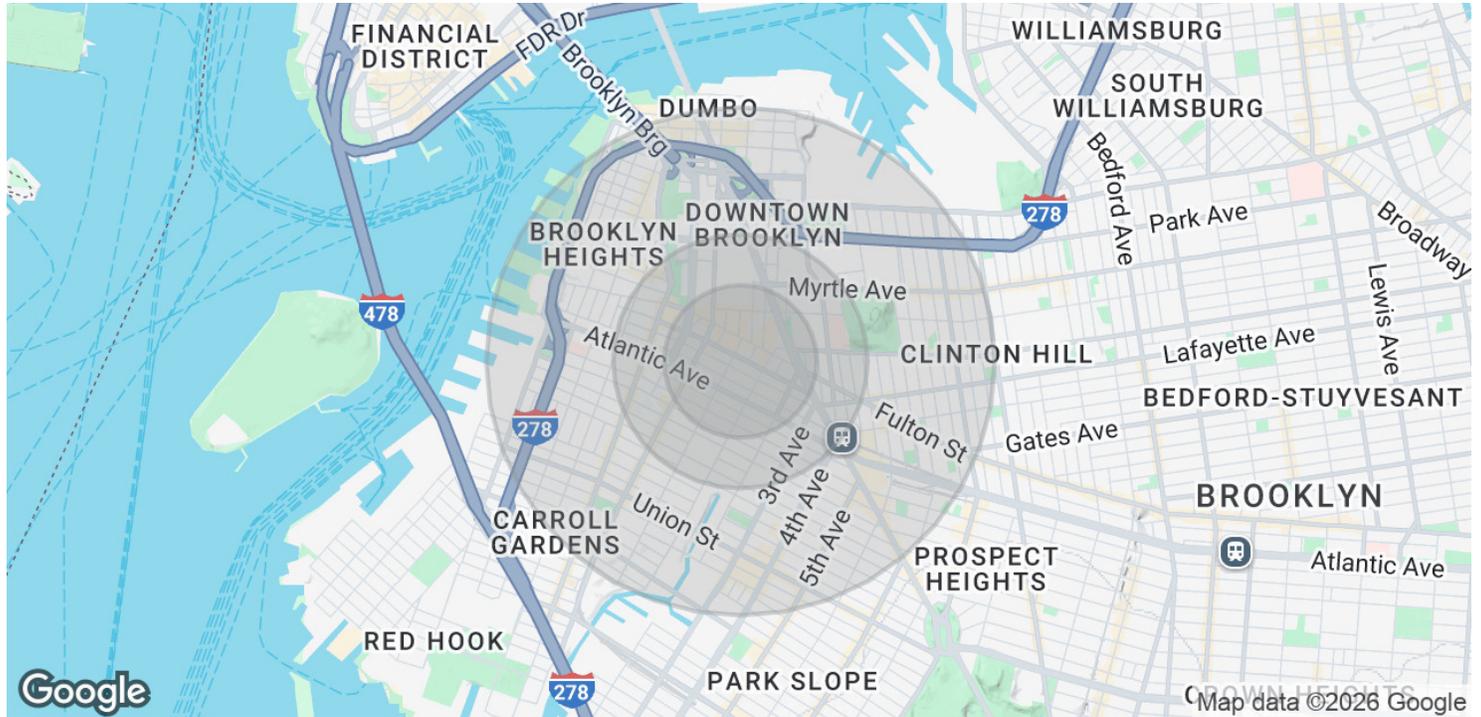
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19,623	49,742	154,157
Average Age	35	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9,711	23,554	71,176
# of Persons per HH	2	2.1	2.2
Average HH Income	\$196,986	\$185,978	\$194,289
Average House Value	\$1,452,487	\$1,283,438	\$1,443,260

Demographics data derived from AlphaMap

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ADVISOR BIO 1

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RAYMOND MORDEKHAI

Principal Broker / President

raymond@forestparkny.com

Direct: 718.820.1200 | Cell: 516.410.9926

Forest Park Properties
185 Great Neck Road #431
Great Neck, NY 11021
718.820.1200

RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT

718.820.1200

RAYMOND@FORESTPARKNY.COM

PAGE 16