

**6210 18TH AVENUE, BROOKLYN, NY 11204**

**EXCLUSIVE OFFERING MEMORANDUM**



**Prime Retail Building with Full Basement Delivered Vacant**

**IPRG**



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FOR MORE INFORMATION,  
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# IPRG

## INVESTMENT PRICING







**OFFERING PRICE**  
**\$2,400,000**

**DELIVERED VACANT**

**INVESTMENT HIGHLIGHTS**

1 Commercial Unit  
 # of Units

2,160  
 Approx. SF

R5, C1-2  
 Zoning

4.15%  
 Projected Cap Rate

\$1,111  
 Price/SF

2.0  
 FAR

# INCOME

UNIT	TYPE	APPROX. SF	PROJECTED RENT	PROJECTED RPSF	NOTES
1	Retail	2,160	\$10,000	\$56	Delivered Vacant
			MONTHLY:	\$10,000	
			<b>ANNUALLY:</b>	<b>\$120,000</b>	

# EXPENSES

	PROJECTED
GROSS INCOME	\$ 120,000
VACANCY AND COLLECTION	\$ (3,600)
EFFECTIVE GROSS INCOME	\$ 116,400
TAXES (4)	\$ (14,166)
FUEL (PROJECTED PASS-THROUGH TO TENANT)	\$ 0
WATER & SEWER (PROJECTED PASS-THROUGH TO TENANT)	\$ 0
INSURANCE	\$ (2,700)
ELECTRIC (PROJECTED PASS-THROUGH TO TENANT)	\$ 0
REPAIRS (PROJECTED PASS-THROUGH TO TENANT)	\$ 0
PAYROLL (PROJECTED PASS-THROUGH TO TENANT)	\$ 0
TOTAL EXPENSES	\$ (16,866)
NET OPERATING INCOME	<b>\$ 99,534</b>



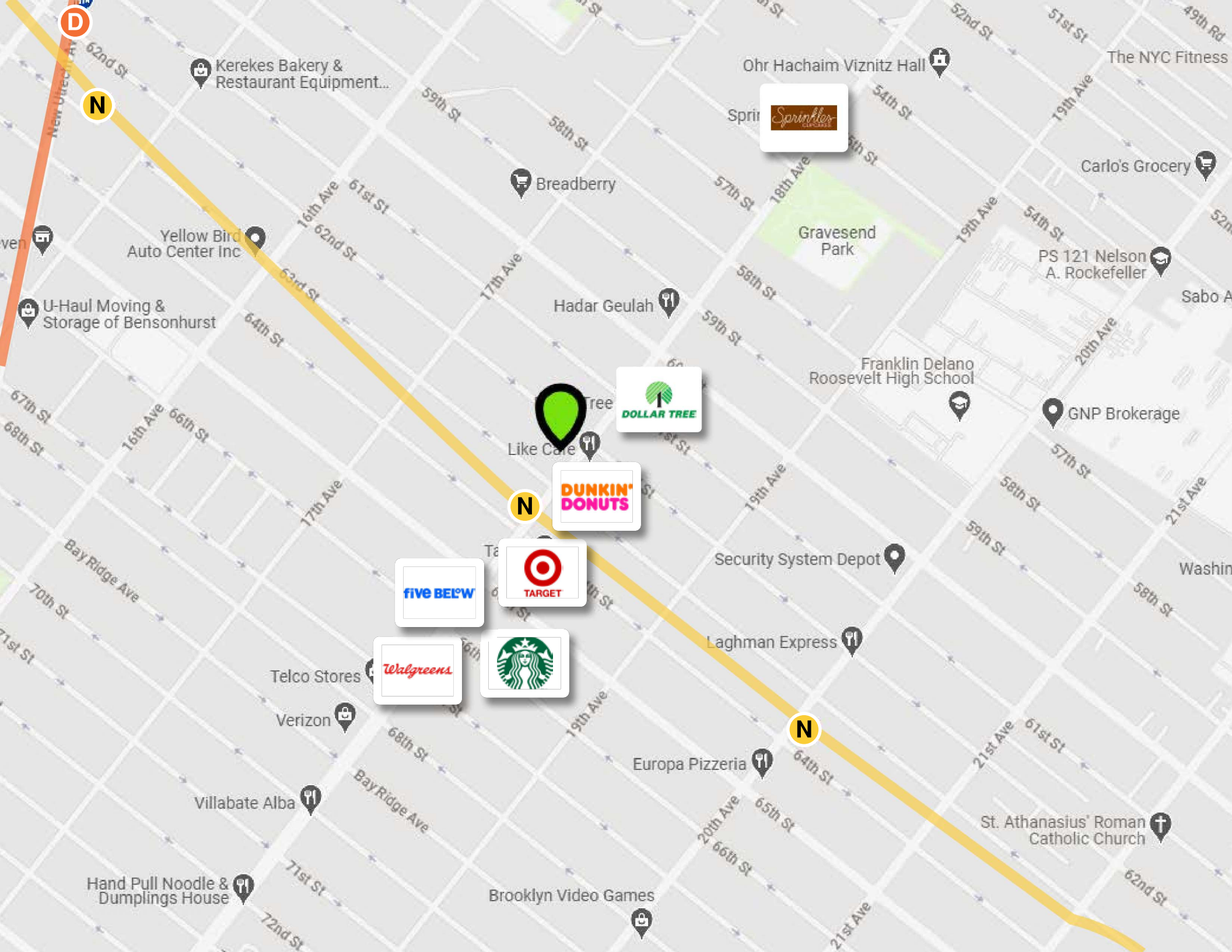
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**PROPERTY  
INFORMATION**









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Kerekes Bakery & Restaurant Equipment...

Ohr Hachaim Viznitz Hall

The NYC Fitness



Carlo's Grocery

Breadberry

Yellow Bird Auto Center Inc

Gravesend Park

PS 121 Nelson A. Rockefeller

U-Haul Moving & Storage of Bensonhurst

Hadar Geulah

Sabo A



Franklin Delano Roosevelt High School

GNP Brokerage



Like Cafe



Security System Depot



Washing



Lagman Express

Telco Stores

Verizon

Europa Pizzeria

Villabate Alba

St. Athanasius' Roman Catholic Church

Hand Pull Noodle & Dumplings House

Brooklyn Video Games





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