



INVESTMENT SUMMARY

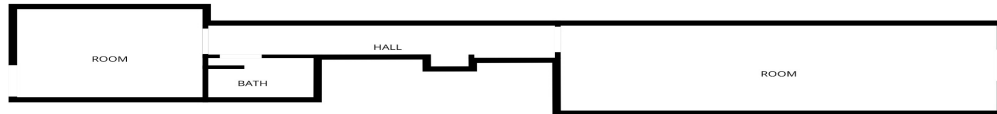
Asking Price: **\$3,250,000**
 Current Monthly Rent Roll: **\$18,000**
 Annual Gross Income: **\$216,000**
 Current Cap Rate: **Approx. 6.6%**
 Pro Forma Cap Rate: **7.5% – 8.0%**
 Occupancy: **100%**
 Configuration: **4 Residential Units + 2 Retail Units**

PROPERTY HIGHLIGHTS

- Fully leased, strong income producer
- Free-market apartments with upside
- Two established retail tenants
- Solid brick construction, low-maintenance
- Market rent upside to \$240,000+ annually
- Ideal 1031 exchange opportunity

LOCATION ADVANTAGE

Situated along Fulton Street, one of Brooklyn's most active and historic commercial corridors. Heavy pedestrian activity, strong retail presence, and excellent transit access via the A, C, J, and Z subway lines. The surrounding neighborhood continues to benefit from ongoing residential and commercial development, supporting long-term appreciation and tenant stability.



FLOOR PLAN CREATED BY CURBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

INVESTMENT OUTLOOK

With NYC's rental market at record strength and continued demand for mixed-use assets, this property offers both immediate income and long-term appreciation. Its diversified income structure, premium location, and stable tenancy create a balanced investment profile ideal for portfolio growth or 1031 placement.

WHY THIS PROPERTY STANDS OUT

This asset provides investors with rare stability: fully leased, free-market residential units, long-term commercial tenants, and a prime Brooklyn retail corridor address. Solid construction, minimal maintenance requirements, and proven rent growth ensure a strong long-term trajectory.



ADELBIN IMANI
Realtor
M: 917-348-8919
www.adelbin.com