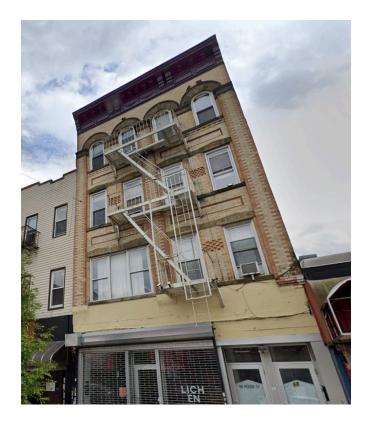


FREE MARKET BUILDING IN EAST WILLIAMSBURG. 10 RENOVATED RESIDENTIAL UNITS



LINUTC	ACTUAL	
UNITS	ACTUAL	
1A	\$4,000.00	
1B	\$4,000.00	
1C	\$4,000.00	
2A	\$4,400.00	
2B	\$3,950.00	
2C	\$4,000.00	
3B	\$3,000.00	
3F	\$3,950.00	
4B	\$3,500.00	
4F	\$3,500.00	
Actual Gross Annual Income:\$ 4	59,600.00	
EXPENSES	APPROXIMATE	
Real Estate Taxes:	\$43,451.00	
Insurance:	\$7,500.00	
Water/Sewer:	\$6,000.00	
Repairs:	\$2,000.00	
Electricity:	\$1.200.00	
Management	\$13.680.00	
Super:	\$3.600.00	
Vacancy:	\$14,490.00	
Accounting:	\$750.00	
TOTAL ANNUAL EXPENSES:	\$92,671.00	
INCOME	ACTUAL	
Gross Annual Income:	\$ 459,600.00	
Less Total Expenses:	\$ 92,671.00	
NET OPERATING INCOME:	\$ 366,929.00	

98 MOORE STREET GRAHAM AVENUE AND HUMBOLDT STREET

- All Free Market apartments
- 10 residential units
- Building dimensions: 25' x 100', approximately 7,500 sq. ft.
- Lot size: 25' x 100', approximately 2,500 sq. ft.
- All units renovated
- Well-maintained building in East Williamsburg

Gross income: \$459,600 Actual cap rate: 6.16%

\$5,950,000

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE: 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM

BLOCK/LOT	03106-0015
LOT SF	2,500
BUILDING DIMENSIONS	25' X 100'
BUILDING SF	7,500
STORIES	4
UNITS	10
YEAR BUILT	1931
FAR	RES 2.43 / FAC 4.8
ACTUAL CAP RATE	6.16%



















