

FOR SALE:

336 Flatbush Avenue & 184 Sterling Place, Brooklyn



ASKING PRICE: SUBMIT OFFERS

PROPERTY INFORMATION

PROPERTY OVERVIEW			TOTAL
Address	336 Flatbush Avenue	184 Sterling Place	
Neighborhood	Park Slope	Park Slope	
Cross Streets	c/o Sterling Place	c/o Flatbush Avenue	
Description	Mixed-Use	Mixed-Use	
Block / Lot	1058 / 30	1058 / 28	
Lot Area	2,700 SF	4,885 SF	
Lot Dimensions	28.92' x 82'	38.92' x 135.42'	
Building Size	13,108 SF	6,511 SF	19,619 SF
Year Built	1920	1931	
Stories	5	2	
Building Dimensions	25' x 75'	38.92' x 55'	
Residential Units	8	0	8
Commercial Units	1	2	3
Total Units:	9	2	11
Zoning	R7A, C2-4	R7A, R7B, C2-4	
FAR Allowed / Built	4 / 4.85 (Overbuilt)	4/1.33	
Available Air Rights		13,043	13,043
REAL ESTATE TAXES			TOTAL
Exemptions / Abatements	None	None	
Tax Class	2B	4	
2018/2019 Assessed Value	\$437,082	\$639,090	\$1,076,172
2018/2019 Taxes	\$55,592	\$67,194	\$122,786

Please contact us if we can address any questions. We look forward to working with you on this exciting opportunity.

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RENT ROLL

UNIT	STATUS	SF	\$R/SF	MONTHLY RENT	ANNUAL RENT	NOTES
336 Flatbush Avenue						
Club Pilates		2,100	\$93	\$16,250	\$195,000	33.3% Taxes above base year
2A	FM			\$4,600	\$55,200	
2B	FM			\$4,175	\$50,100	
3A	FM			\$4,400	\$52,800	
3B	FM			\$3,960	\$47,520	
4A	FM			\$3,995	\$47,940	
4B	FM			\$4,200	\$50,400	
5A	FM			\$4,400	\$52,800	
5B	FM			\$3,825	\$45,900	
184 Sterling Place						
M&T Front Space		2,180	\$110	\$19,983	\$239,796	
Office		1,400	\$64	\$7,500	\$90,000	Negotiating Lease
M&T 2nd Floor		2,100	\$51	\$9,000	\$108,000	
M&T Tax Reimb.				\$3,824	\$45,888	
TOTAL:				\$90,112	\$1,081,344	

INCOME AND EXPENSES

REVENUE

Monthly Income	\$90,112
Annual Income	\$1,081,344

EXPENSES

336 Flatbush Avenue

Real Estate Taxes	\$55,592
Insurance	\$4,500
Water & Sewer	\$4,800
Payroll	\$4,000
Utilities	\$1,600
Repairs & Maintenance	\$4,000
Management & Vacancy 3%	\$17,930

184 Sterling Place

Real Estate Taxes	\$67,194
Insurance	\$4,000
Management & Vacancy 3%	\$14,510

TOTAL: \$178,126

GROSS ANNUAL INCOME: \$1,081,344

Less Expenses: \$178,126

NET OPERATING INCOME: \$903,218

LOCATION MAP



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