THREE STORY THREE UNIT BUILDING

EXCELLENT USER/INVESTMENT OPPORTUNITY

269 AINSLIE STREET

BROOKLYN, NEW YORK

Location:	North side of Ainslie Street between Graham Avenue and Humboldt Street
Block:	2771
Lot:	35
Lot Size:	25’ x 100’
Building Size: Front Bldg	Basement: 25’ x 40’ = 1,000 1st Floor: 25’ x 40’ = 1,000 2nd Floor: 25’ x 40’ = 1,000 3rd Floor: 25’ x 40’ = 1,000
Rear Building	1st Floor: 25’ x 25’ = 625 2nd Floor: 25’ x 25’ = 625 3rd Floor: 25’ x 25’ = 625
Stories:	Three (3)
Gross Square Feet:	4,875 (Approximately)
Zoning: (FAR)	R6B (2.0) Height Limit 50’
Total Buildable Square Feet:	5,000
Total Available Air Rights:	225
Assessment:	$27,695 (23/24)
Real Estate Taxes:	$5,562.56

A 25’ wide three-unit three story building. The property has a two bedroom apartment on the ground floor. The unit has a full bathroom along with a living/dining area and a full kitchen. This apartment has access to the back yard.

The second and third floor each is a three-bedroom floor-through apartment. The basement has a studio apartment, which has a full kitchen and bathroom. There is a carriage house to the back, which has is a three bedroom apartment that has two full bathrooms.

The apartments have a full bathroom and a half bathroom. There is a full kitchen a living/dining area. All the apartments have nice wood floors, the bedrooms are spacious with a good size closet. The kitchens have stainless steel appliances, along with a washer & dryer, microwave and dishwasher.

There is common hallway storage closets. The apartments are individually metered for gas and electric. The property is located one block from Graham Avenue which has nice restaurants and brand name retail stores. The L train is also on Graham Avenue & Metropolitan Avenue.

The building is a **great user opportunity**, a user can live on the ground floor apartment and rent out the upper two floors.

The property is a **prime investment opportunity**, because the units are renovated and free market this will allow an investor to always rent them out at full market value.

Income:

	Unit	Description	Unit Type	Rev	Projected	Lxp
First Floor:	1	2 Bd Apt	Free Market	$3,900	$4,500	6/25
Second Floor:	2	3 Bd Apt	Free Market	$4,900	$5,200	10/24
Third Floor:	3	3 Bd Apt	Free Market	$4,800	$5,000	10/24
Basement:		Studio Apt	Free Market	$2,100	$2,500	11/25
Carriage House:		3 Bd Apt	Free Market	$4,700	$5,200	12/24
Projected Monthly Income:				$20,400	$22,400	
Projected Annual Income:				$244,800	$268,800	

Expenses:

Real Estate Taxes:	$5,562.56
Water & Sewer:	$3,000.00
Insurance:	$5,000.00
Heat (Gas):	$6,000.00
Electric: (common areas)	$1,200.00
Repairs & Maintenance:	$1,800.00
Total Annual Expenses	$22,562.56

Net Operating Income: $246,237.44

ASKING PRICE: $4,200,000 Cap Rate 5.9%
For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244


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