

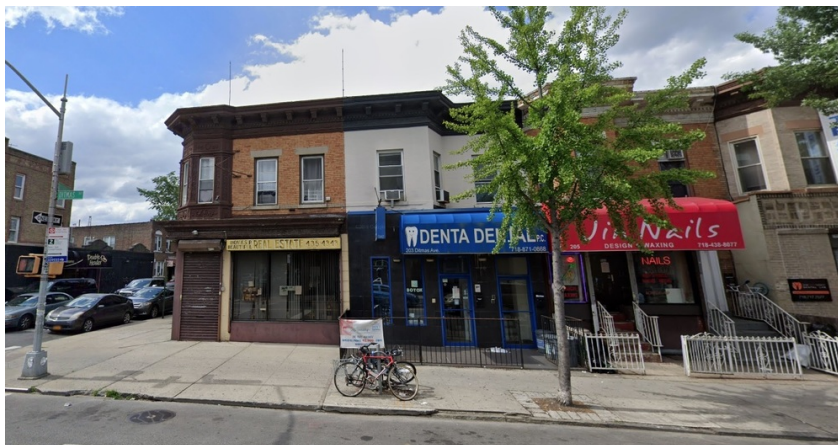


RELIABLE REAL ESTATE

KENSINGTON MIXED USE PROPERTY FOR SALE

\$1,399,000

203 DITMAS AVENUE
Brooklyn, NY 11218



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FOR SALE

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY INFORMATION

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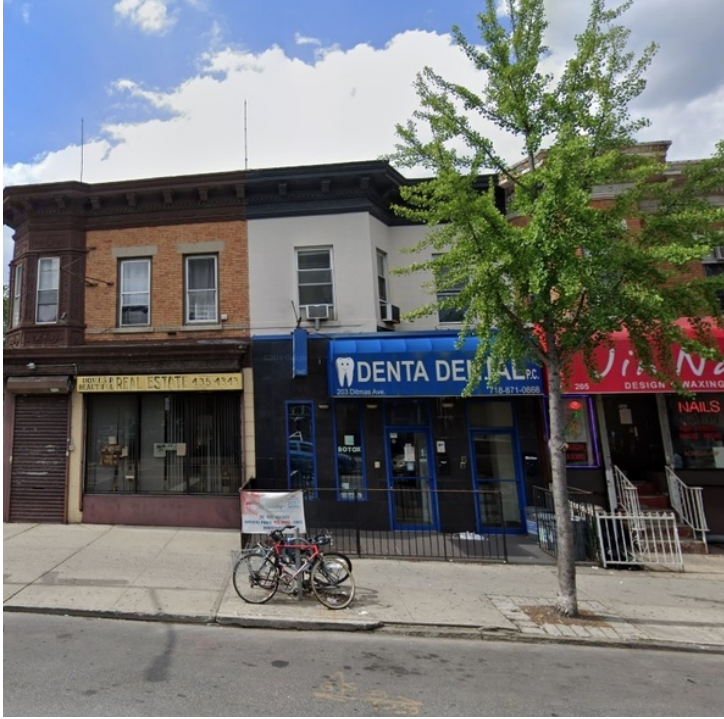
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OFFERING SUMMARY

Sale Price:	\$1,399,000
Cap Rate:	4.89%
NOI:	\$68,353
Lot Size:	0.05 Acres
Year Built:	1930
Building Size:	2,000 SF
Renovated:	1993
Zoning:	R6A, OP
Market:	Kensington
Price / SF:	\$699.50

PROPERTY OVERVIEW

Mixed Use property consisting of 3 units, fully finished basement and 1,000 SF backyard
 Ground floor dental office to be delivered vacant
 2nd floor studio projected rent \$1,600 monthly
 2nd floor one bedroom projected \$1,800 monthly
 All tenants pay separate gas, heat & electric bills
 Solar panels for medical office + HVAC
 New mechanicals
 6,000 BSF, residential & facility FAR 3

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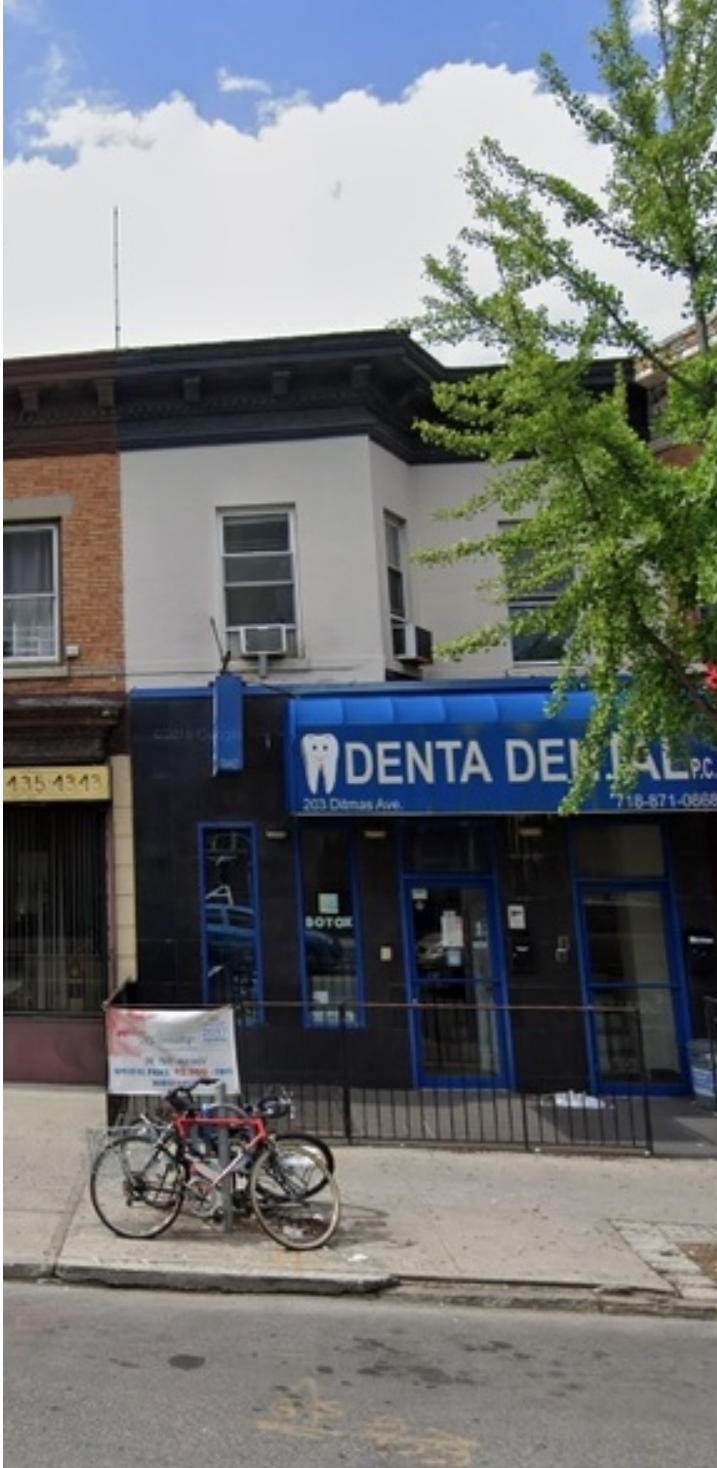
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PROPERTY DESCRIPTION

Mixed Use property consisting of 3 units, fully finished basement and 1,000 SF backyard
Ground floor dental office to be delivered vacant
2nd floor studio projected rent \$1,600 monthly
2nd floor one bedroom projected \$1,800 monthly
All tenants pay separate gas, heat & electric bills
Solar panels for medical office + HVAC
New mechanicals
6,000 BSF, residential & facility FAR 3

LOCATION DESCRIPTION

Located in the Kensington section of Brooklyn, NY
Easy access to public transportation. Nearby F & G Trains, B11, B67, B69, B8
Walking distance to retailers, food & beverage, schools, medical, supermarkets, banks, pharmacies and more

SITE DESCRIPTION

Mixed Use property consisting of 3 units, fully finished basement and 1,000 SF backyard
1,000 SF Ground floor medical units set up as dentist office to be delivered vacant
1,000 SF 2nd floor consisting of a Studio and a 1 bedroom
1,000 SF Fully finished basement with access to 1,000 SF backyard
All tenants pay separate gas, heat & electric bills
Solar panels for medical office + HVAC
New mechanicals
6,000 BSF, residential & facility FAR 3

UTILITIES DESCRIPTION

Separate utilities and meters for all tenants

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LOCATION INFORMATION

Building Name	Kensington Mixed Use Property for Sale
Street Address	203 DITMAS AVENUE
City, State, Zip	Brooklyn, NY 11218
County	Kings
Market	Kensington
Cross-Streets	East 2nd street & East 3rd Street
Signal Intersection	No
Market Type	Large
Nearest Highway	Ocean Parkway
Nearest Airport	JFK

BUILDING INFORMATION

NOI	\$68,353.00
Cap Rate	4.89
Building Class	A
Occupancy %	75.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,000 SF
Year Built	1930
Year Last Renovated	1993
Gross Leasable Area	3,000 SF
Construction Status	Existing
Free Standing	No
Number of Buildings	1

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LOCATION INFORMATION

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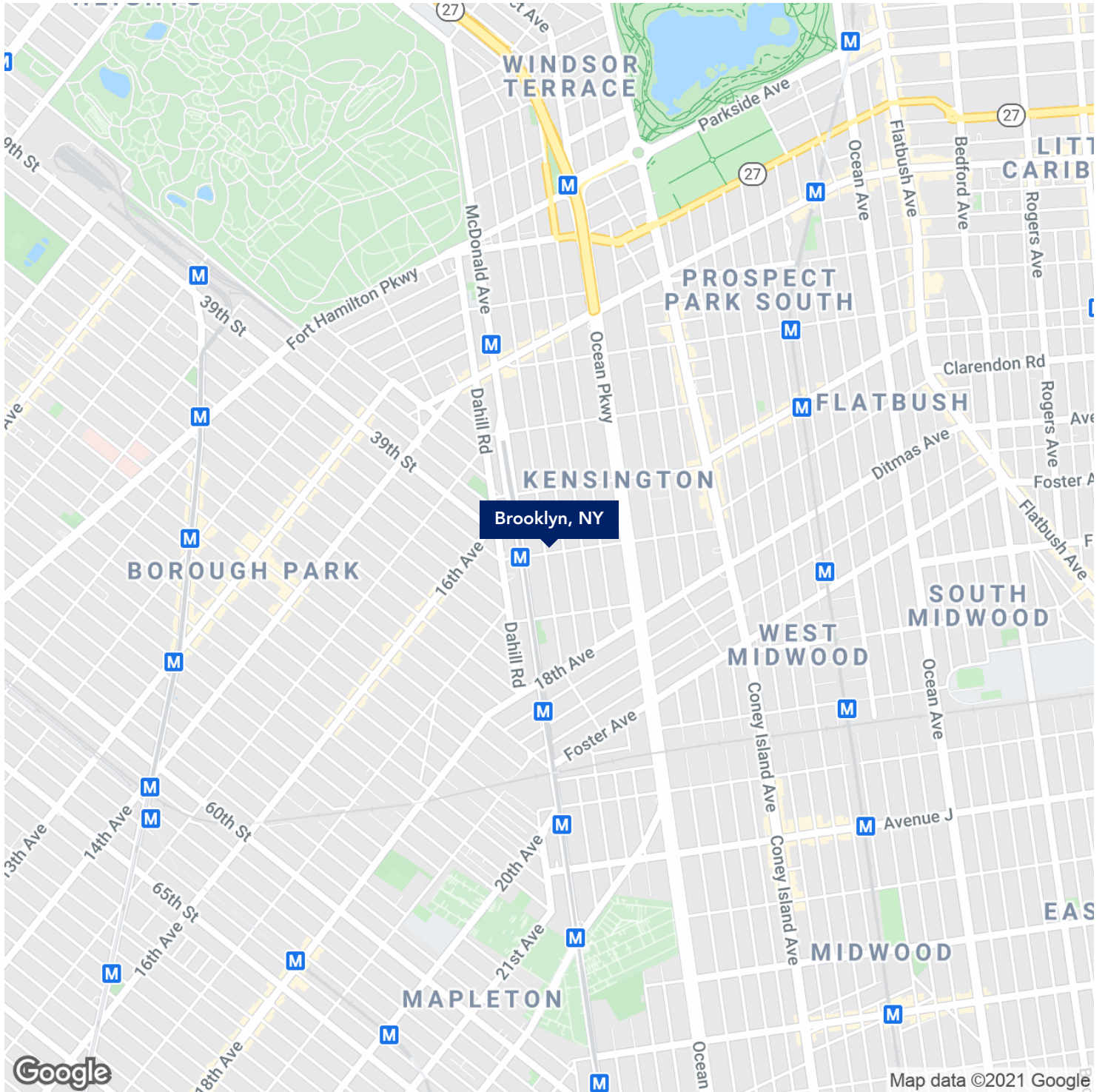
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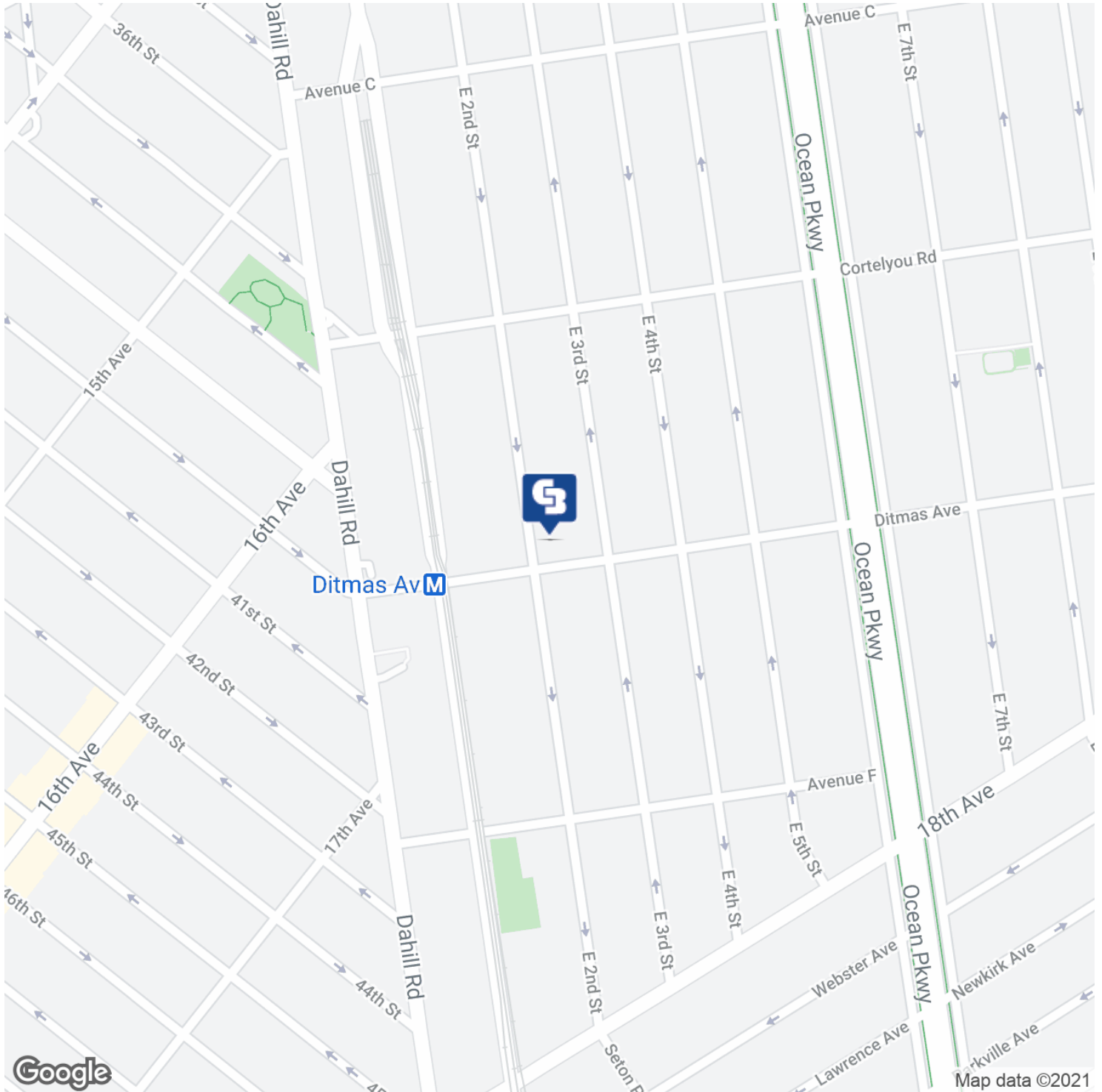
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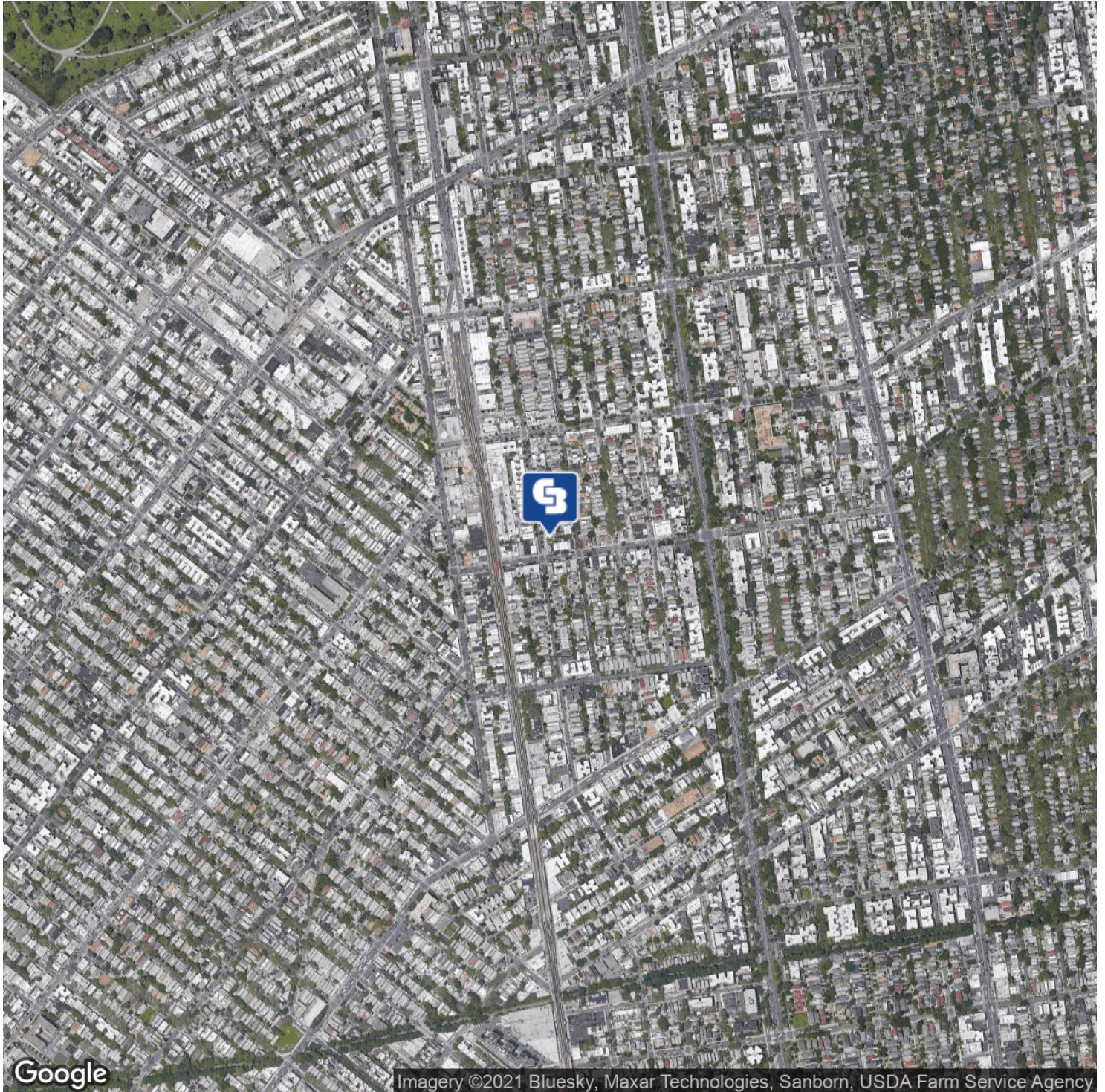
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FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW

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Price	\$1,399,000
Price per SF	\$699.50
CAP Rate	4.9%
Cash-on-Cash Return (yr 1)	4.89%
Total Return (yr 1)	\$68,353
Debt Coverage Ratio	-

OPERATING DATA

KENSINGTON MIXED USE PROPERTY FOR SALE

Gross Scheduled Income	\$75,600
Other Income	-
Total Scheduled Income	\$75,600
Vacancy Cost	\$0
Gross Income	\$75,600
Operating Expenses	\$7,669
Net Operating Income	\$68,353
Pre-Tax Cash Flow	\$68,353

FINANCING DATA

KENSINGTON MIXED USE PROPERTY FOR SALE

Down Payment	\$1,399,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME SUMMARY

KENSINGTON MIXED USE PROPERTY FOR SALE

Gross Income	\$75,600
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EXPENSE SUMMARY

KENSINGTON MIXED USE PROPERTY FOR SALE

Taxes	\$6,233
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Insurance	\$1,011
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Water & Sewer	\$425
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Gross Expenses	\$7,669
----------------	---------

Net Operating Income	\$68,353
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UNIT NUMBER	ANNUAL RENT
	\$0
	\$0
	\$0
	\$0

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DEMOGRAPHICS

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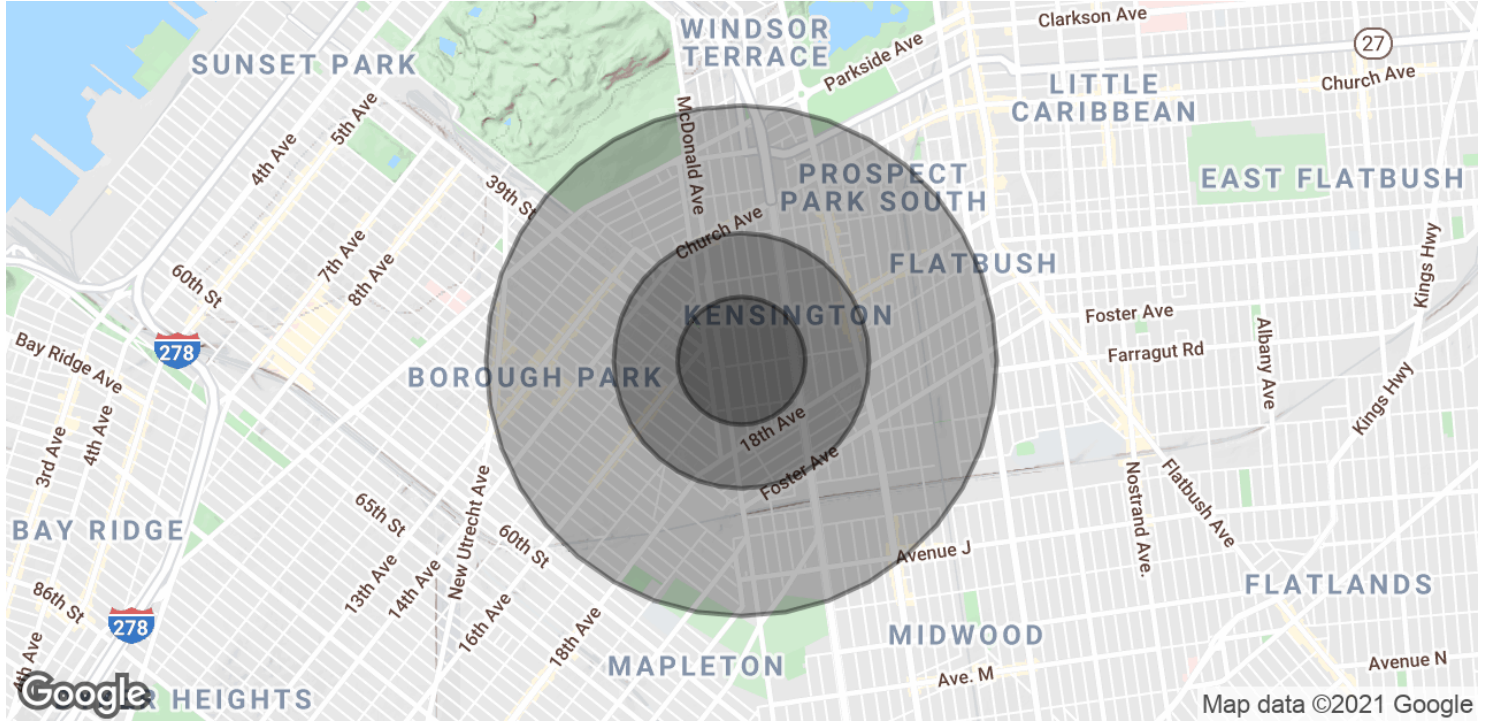
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,536	50,945	167,149
Average age	27.9	28.3	29.7
Average age (Male)	26.9	27.4	28.8
Average age (Female)	28.6	29.1	30.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,726	15,128	52,029
# of persons per HH	3.4	3.4	3.2
Average HH income	\$48,904	\$50,990	\$58,775
Average house value	\$523,580	\$551,789	\$653,541

* Demographic data derived from 2010 US Census

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