

1075 64TH STREET, BROOKLYN, NY 11219

Free Market Mixed-Use Building | FOR SALE



FREE MARKET

Unit Status

5 RESIDENTIAL + 1 COMMERCIAL

Units

ALL 2 BEDROOM UNITS

PROPERTY INFORMATION

Block / Lot	5737 / 47
Lot Dimensions	20' x 90'
Lot Size	1,800 Sq. Ft. (Approx.)
Building Dimensions	20' x 81'
Stories	3
Units	6
Building Size	4,820 Sq. Ft. (Approx.)
Zoning	R6B, C1-3
FAR	2.00
Buildable Area	3,600 Sq. Ft. (Approx.)
Air Rights	None Sq. Ft. (Approx.)
Tax Class	2A
Assessment (19/20)	\$187,565
Real Estate Taxes (19/20)	\$23,656

PROPERTY DESCRIPTION

Ariel Property Advisors has been retained on an exclusive basis to arrange for the sale of 1075 64th Street, also known as 6324 11th Avenue. The subject property is a 3-story mixed-use building located on the northwest corner of 64th street and 11th Avenue. The building totals 4,820 square feet and consists of 1 retail unit and 5 large 2-bedroom apartments that are free market. 2 of the apartments will be delivered vacant. The remaining 3 apartments do not have leases and are paying below-market rents on a month-to-month basis. The commercial lease has expired and the Salon tenant is currently paying month-to-month.

The property is located 2 blocks away from mass transportation at the Fort Hamilton Parkway N & W subway station, and 4 blocks away from the 62nd Street station D line. The property is also 4 blocks from both the B9 & B64 bus lines. There are 3 schools within walking distance, houses of worship and stores all along 10th Avenue.

Please contact our office for more details.

ASKING PRICE: \$2,600,000

212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

For Financing Info

Lawrence Sarn x54
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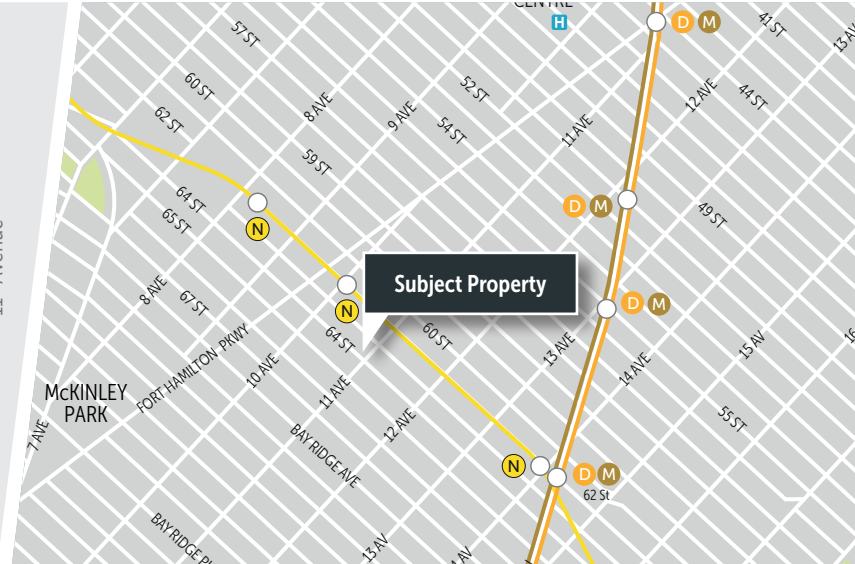
Free Market Mixed-Use Building | FOR SALE



Corner of 64th Street and 11th Avenue.



5737 | **47** | **20' X 90'** | **1,800**
Block | Lot | Lot Dimensions | Lot Area SF



PROJECTED ROLL

Scheduled Gross Income:	\$174,000	
Less Vacancy Rate Reserve (3.00%):	(\$5,220)	
Gross Operating Income:	\$168,780	
Less Expenses:	(\$39,118)	22% of SGI
Net Operating Income:	\$129,662	4.99% Cap Rate

EXPENSES (ESTIMATED)

Real Estate Taxes (19/20)	\$23,656
Water & Sewer	\$4,250
Insurance	\$3,000
Fuel	\$3,240
Electric	\$972
Cleaning & Maintenance	\$2,000
Repairs	\$2,000
GROSS OPERATING EXPENSES	\$39,118

RENT ROLL

UNIT	# OF BEDROOMS	ESTIMATED UNIT SF	OCCUPIED / VACANT	LEASE EXPIRATION	ACTUAL MONTHLY RENT	PROJECTED MONTHLY RENTS
Commercial	-	750 SF	Occupied	Lease Expired	\$2,582	\$4,000
1R	2 BR	750 SF	Occupied	MTM	\$1,600	\$2,100
2R	2 BR	750 SF	Vacant	-	\$0	\$2,100
2F	2 BR	750 SF	Occupied	MTM	\$1,250	\$2,100
3R	2 BR	750 SF	Occupied	MTM	\$1,600	\$2,100
3F	2 BR	750 SF	Vacant	-	\$0	\$2,100
TOTAL MONTHLY INCOME					\$7,032	\$14,500
TOTAL ANNUAL INCOME					\$84,384	\$174,000

ASKING PRICE: \$2,600,000

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