



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

EAST NEW YORK DEVELOPMENT SITE FOR SALE

\$2,800,000

19, 21, 23, 27 Alabama Avenue
Brooklyn, NY 11207

AVAILABLE SPACE
9,600 SF

AREA

Located Between Atlantic Avenue & Fulton Street.

Rental Rates for new construction projected between \$30–\$35 Per SF Per year.



OFFICE

Richard DiPietro

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6501 Bay Parkway, Brooklyn, NY 11204
718.921.3100

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

SECTION 1

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SALE



OFFERING SUMMARY

Sale Price:	\$2,800,000
Cap Rate:	25.71%
NOI:	\$720,000
Lot Size:	0.23 Acres
Building Size:	9,600 SF
Zoning:	M1-1
Market:	East New York
Price / SF:	\$291.67

PROPERTY OVERVIEW

Located Between Atlantic Avenue & Fulton Street.
 Rental Rates for new residential construction projected between \$30–\$35 Per SF Per year.
 Walk Score 91, Transit Score 92.
 Walking distance to the J, L, A & C trains and the B83, Q24, Q56, B12, B25, B20.
 Walking distance to Broadway Junction / LIRR.
 Near the East New York Opportunity Zone.
 Easy access to the Belt Parkway.

PROPERTY HIGHLIGHTS

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LOCATION INFORMATION

Building Name	East New York Development Site for Sale
Street Address	19, 21, 23, 27 Alabama Avenue
City, State, Zip	Brooklyn, NY 11207
County	Kings
Market	East New York
Cross-Streets	Atlantic Avenue & Fulton Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Belt Parkway
Nearest Airport	JFK

BUILDING INFORMATION

NOI	\$720,000.00
Cap Rate	25.71
Occupancy %	100.0%
Tenancy	Multiple
Gross Leasable Area	9,600 SF
Construction Status	Existing
Free Standing	No

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LOCATION INFORMATION

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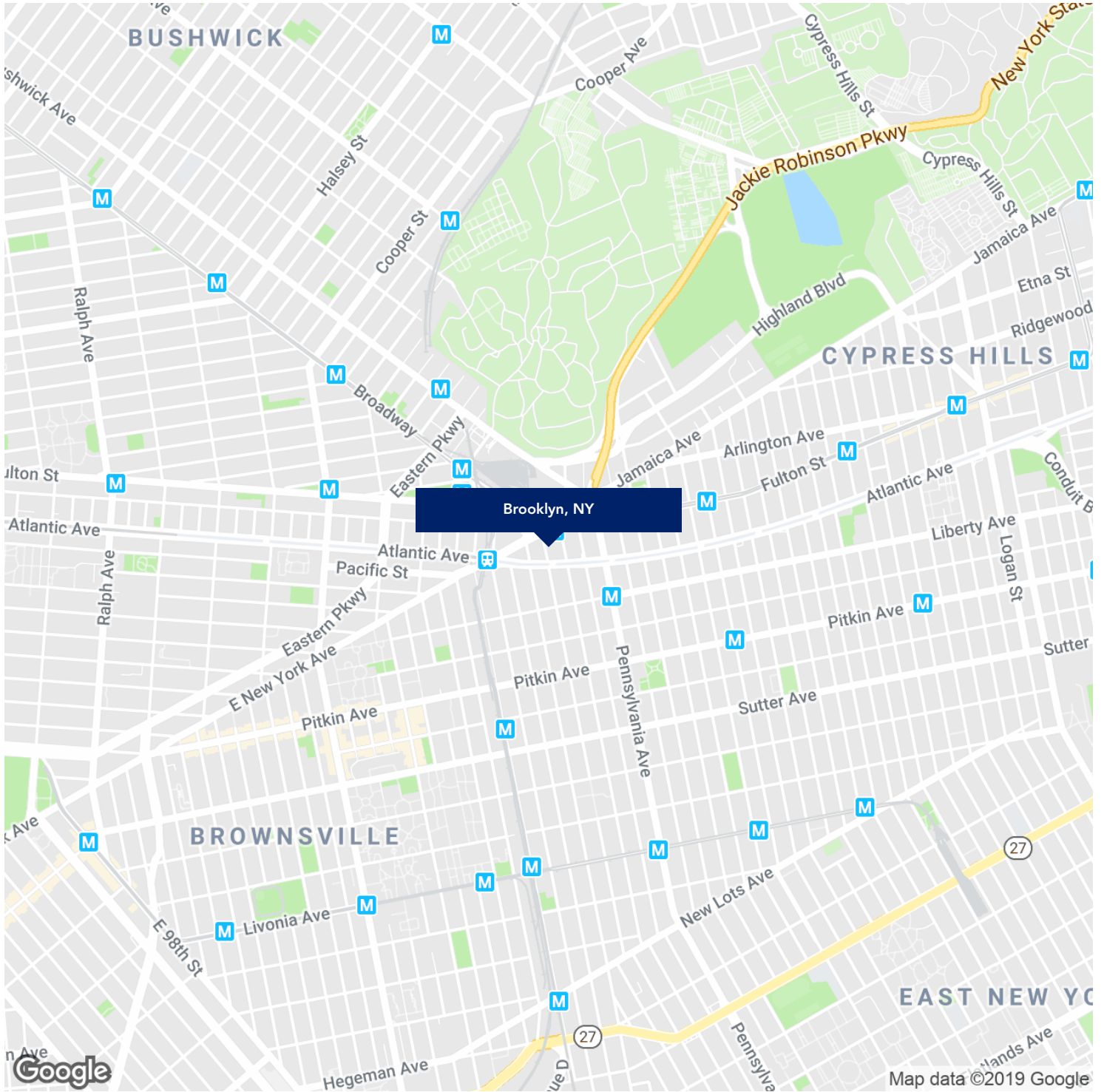
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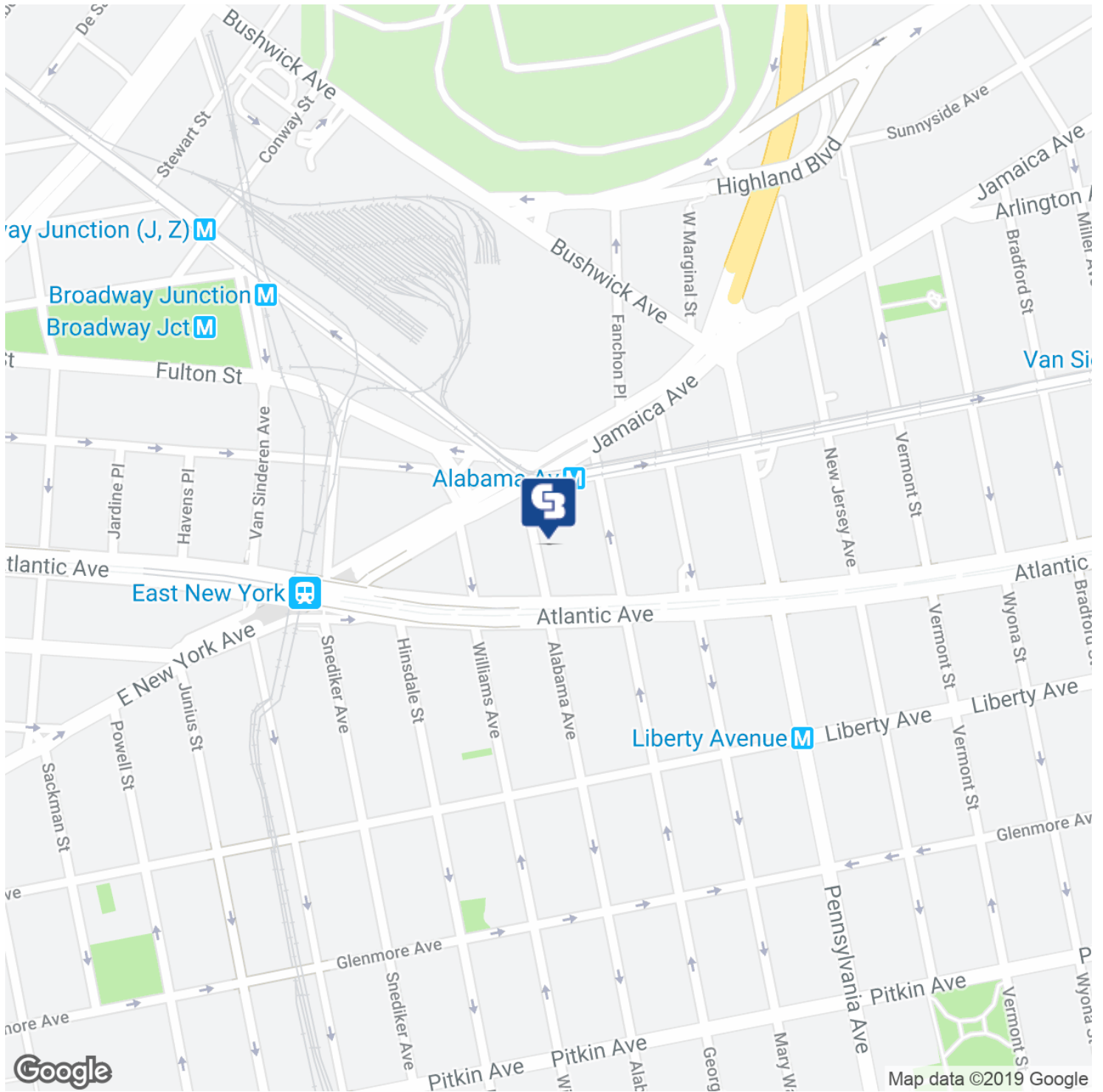
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FINANCIAL ANALYSIS

SECTION 3

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INVESTMENT OVERVIEW

EAST NEW YORK DEVELOPMENT SITE FOR SALE

Price	\$2,800,000
Price per SF	\$291.67
CAP Rate	25.7%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

EAST NEW YORK DEVELOPMENT SITE FOR SALE

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$720,000
Pre-Tax Cash Flow	-

FINANCING DATA

EAST NEW YORK DEVELOPMENT SITE FOR SALE

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME SUMMARY

EAST NEW YORK DEVELOPMENT SITE FOR SALE

Gross Income -

EXPENSE SUMMARY

EAST NEW YORK DEVELOPMENT SITE FOR SALE

Gross Expenses -

Net Operating Income \$720,000

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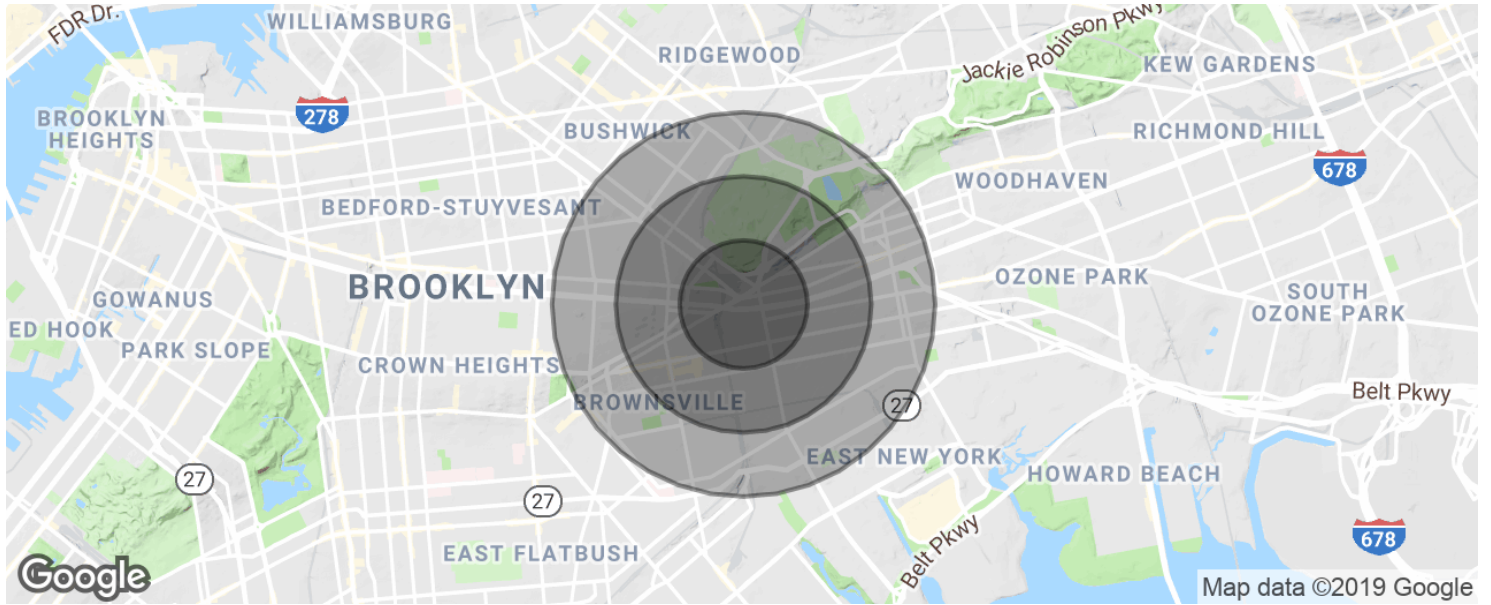
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	14,193	101,230	247,470
Median age	29.5	29.0	29.9
Median age (Male)	25.8	26.1	27.2
Median age (Female)	31.3	31.6	32.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,679	35,646	84,527
# of persons per HH	3.0	2.8	2.9
Average HH income	\$43,628	\$37,877	\$43,066
Average house value	\$488,384	\$430,868	\$438,362

* Demographic data derived from 2010 US Census

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