



**COLDWELL  
BANKER  
COMMERCIAL**

RELIABLE REAL ESTATE

# BENSONHURST 7,697 SF NNN PROPERTY OR 18,000 BSF DEVELOPMENT OPPORTUNITY

\$4,550,000

2241 65th Street  
Brooklyn, NY 11204



## OFFICE

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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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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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## OFFERING SUMMARY

Sale Price:	\$4,550,000
Cap Rate:	5.92%
NOI:	\$269,395
Lot Size:	0.14 Acres
Building Size:	7,697 SF
Zoning:	R6A
Market:	Bensonhurst
Price / SF:	\$591.14

## PROPERTY OVERVIEW

7,697 SF property formerly leased by Astoria Bank.  
 Excellent location for a community facility tenant such as day care, senior day care, urgent care, etc...  
 FAR of 3 allows for 18,000 BSF for residential or facility.  
 Annual NNN Rental Projections:  
 - Net Income: \$269,395 (\$35 Per SF Per Year)  
 - Cap Rate 5.9%

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### PROPERTY DESCRIPTION

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Excellent location for a community facility tenant such as day care, senior day care, urgent care, etc...  
FAR of 3 allows for 18,000 BSF for residential or facility.  
Annual NNN Rental Projections:  
- Net Income: \$269,395 (\$35 Per SF Per Year)  
- Cap Rate 5.9%

### LOCATION DESCRIPTION

Located of the Bay Pkwy and 65th Street intersection  
Easy access to public transportation; B6 buss and N, Q & W trains  
Excellent site for an community facility tenant or residential development

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### LOCATION INFORMATION

Building Name	Bensonhurst 7,697 SF NNN Property or 18,000 BSF Development Opportunity
Street Address	2241 65th Street
City, State, Zip	Brooklyn, NY 11204
County	Kings
Market	Bensonhurst
Cross-Streets	Bay Parkway & 23rd Avenue
Signal Intersection	No
Nearest Highway	Belt Pkwy
Nearest Airport	JFK

### BUILDING INFORMATION

NOI	\$269,395.00
Cap Rate	5.92
Building Class	A
Occupancy %	0.0%
Number of Floors	2
Gross Leasable Area	7,697 SF
Construction Status	Existing
Condition	Excellent
Free Standing	No
Number of Buildings	1

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# LOCATION INFORMATION

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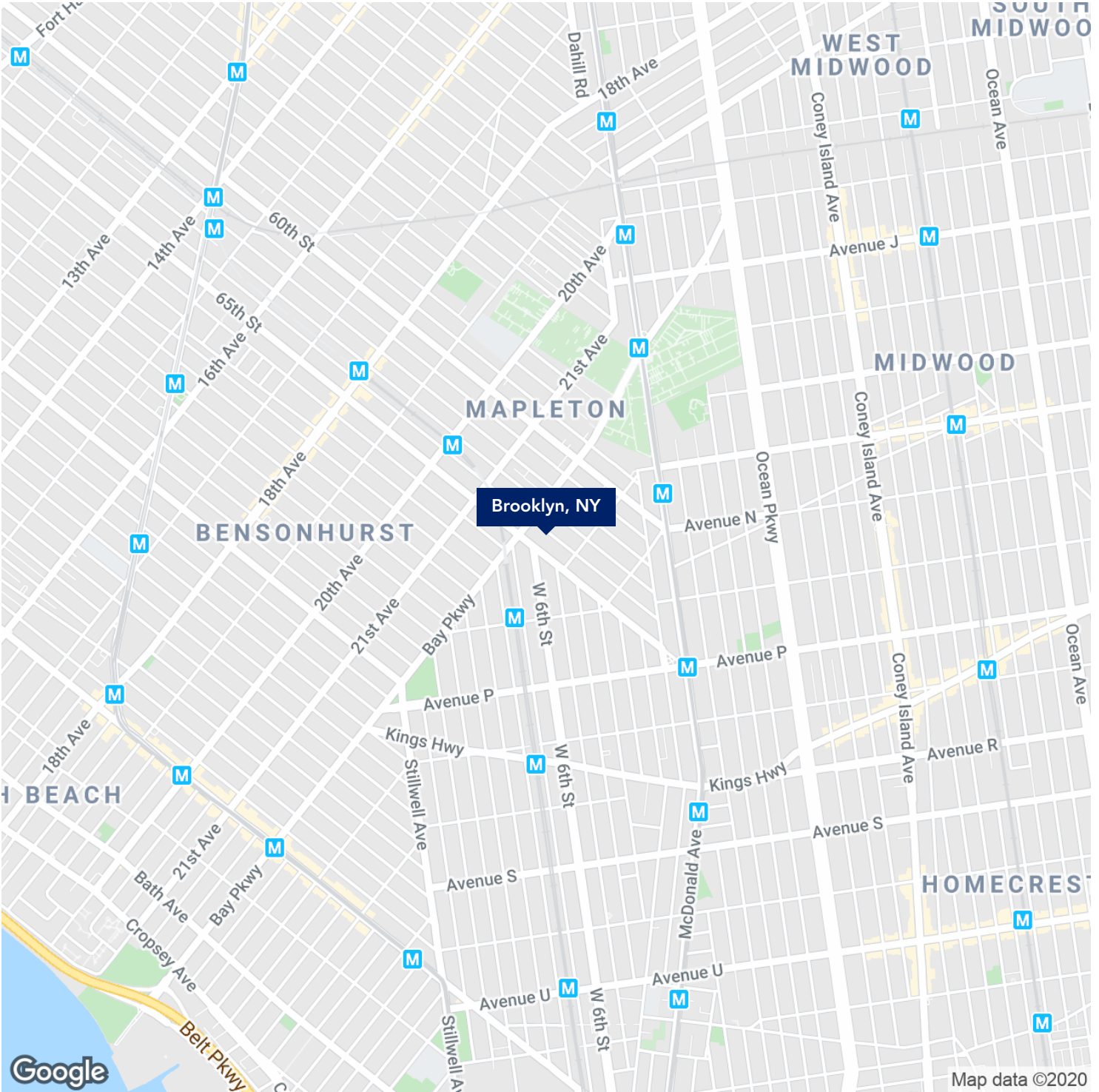




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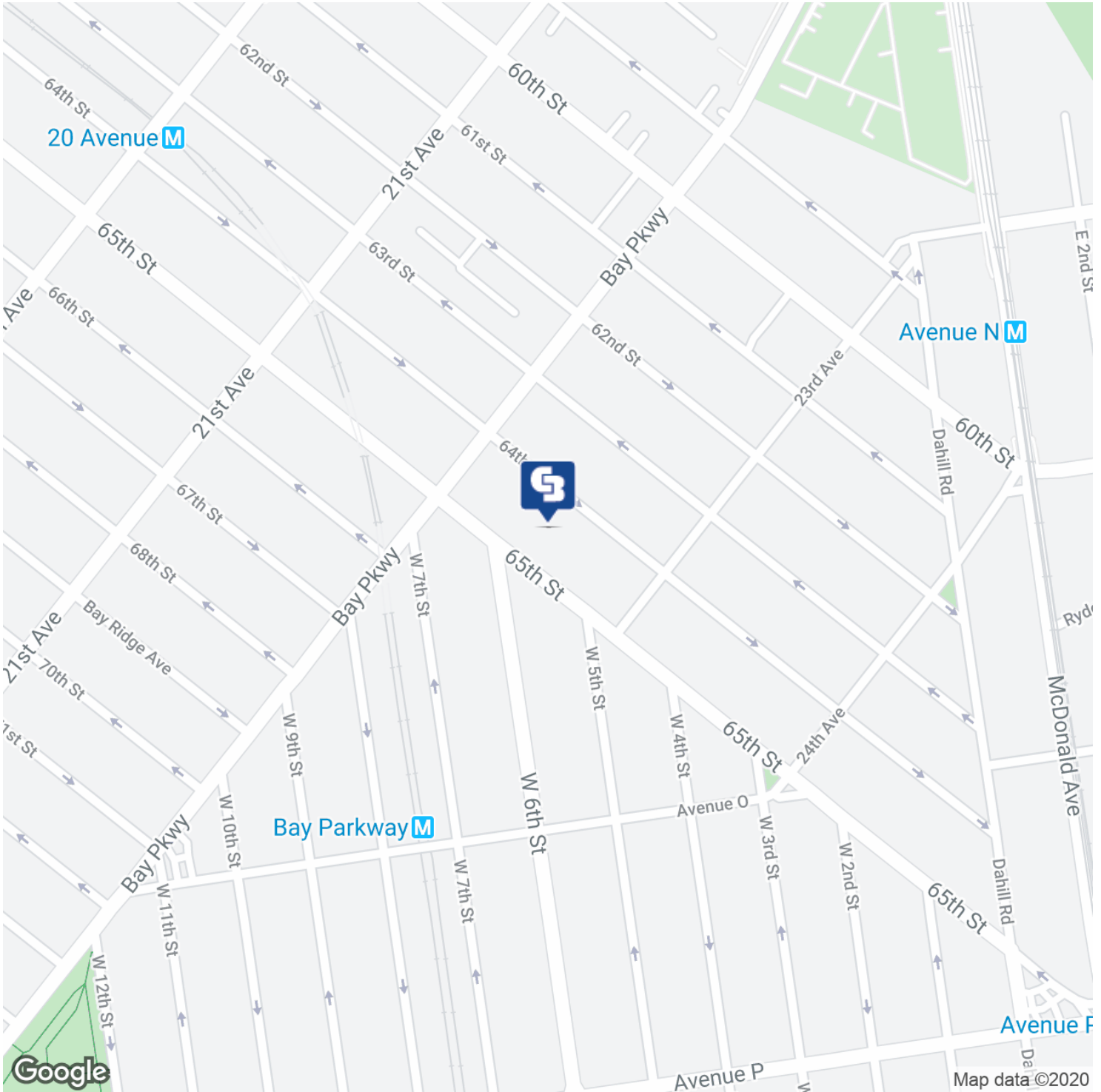
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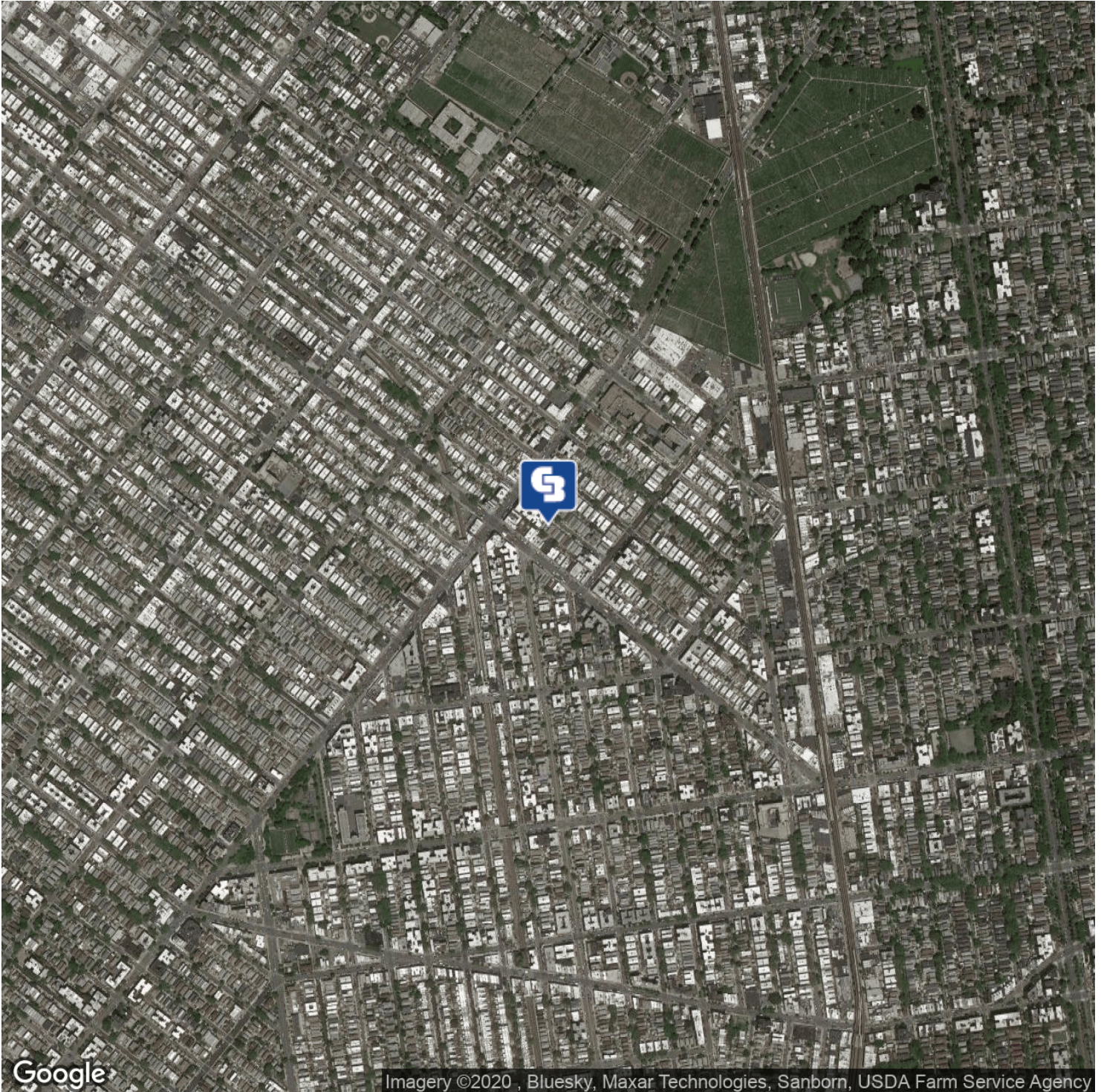
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# FINANCIAL ANALYSIS

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## INVESTMENT OVERVIEW

### BENSONHURST 7,697 SF NNN PROPERTY OR 18,000 BSF DEVELOPMENT OPPORTUNITY

Price	\$4,550,000
Price per SF	\$591.14
CAP Rate	5.9%
Cash-on-Cash Return (yr 1)	5.92 %
Total Return (yr 1)	\$269,395
Debt Coverage Ratio	-

## OPERATING DATA

### BENSONHURST 7,697 SF NNN PROPERTY OR 18,000 BSF DEVELOPMENT OPPORTUNITY

Gross Scheduled Income	\$269,395
Other Income	-
Total Scheduled Income	\$269,395
Vacancy Cost	\$0
Gross Income	\$269,395
Operating Expenses	\$89,963
Net Operating Income	\$269,395
Pre-Tax Cash Flow	\$269,395

## FINANCING DATA

### BENSONHURST 7,697 SF NNN PROPERTY OR 18,000 BSF DEVELOPMENT OPPORTUNITY

Down Payment	\$4,550,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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## INCOME SUMMARY

## BENSONHURST 7,697 SF NNN PROPERTY OR 18,000 BSF DEVELOPMENT OPPORTUNITY

Gross Income	\$269,395
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## EXPENSE SUMMARY

## BENSONHURST 7,697 SF NNN PROPERTY OR 18,000 BSF DEVELOPMENT OPPORTUNITY

Property Taxes	\$69,881
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Maintenance	\$12,000
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Insurance	\$8,082
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Gross Expenses	\$89,963
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Net Operating Income	\$269,395
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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Projected		7,697	\$269,395	100.0	\$35.00
Totals/Averages		7,697	\$269,395		\$35.00

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# DEMOGRAPHICS

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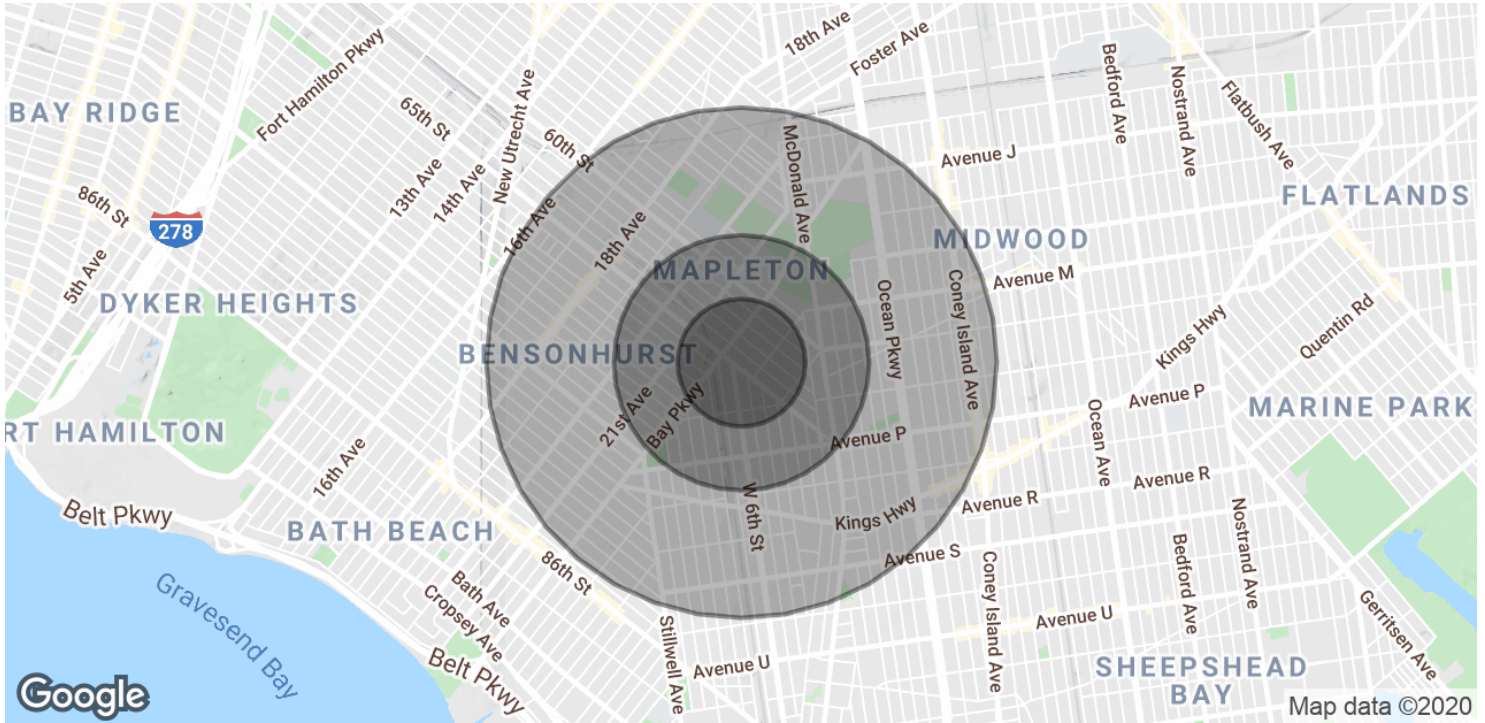




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,486	42,327	143,487
Median age	37.0	37.1	35.9
Median age (Male)	35.6	35.5	34.8
Median age (Female)	38.6	38.7	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,482	14,750	48,398
# of persons per HH	2.8	2.9	3.0
Average HH income	\$51,606	\$56,328	\$59,145
Average house value	\$544,402	\$579,101	\$611,148

\* Demographic data derived from 2010 US Census

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