

FOR SALE: \$1,249,000



Property Information	
Asset Class	Multi-Family
Block & Lot	07019-0055
Lot Dimensions	20' x 117'
Lot Size	2,352 SF
Building Dimensions	20' x 55'
Rentable Square Footage	3,000 SF
Residential Units	8
CAP	7.06%
Zoning	C1
Year Built	1901
Taxes (18/19)	\$8,700

Highlights

- Located in the heart of Coney Island, on West 20th Street between Mermaid Ave and Neptune Ave.
- Conveniently located next to the **D** **F** **N** and **Q** subway lines.
- High return on investment with potential for income growth.
- Nearby attractions include:
 - Brooklyn Cyclones Stadium
 - Luna Park

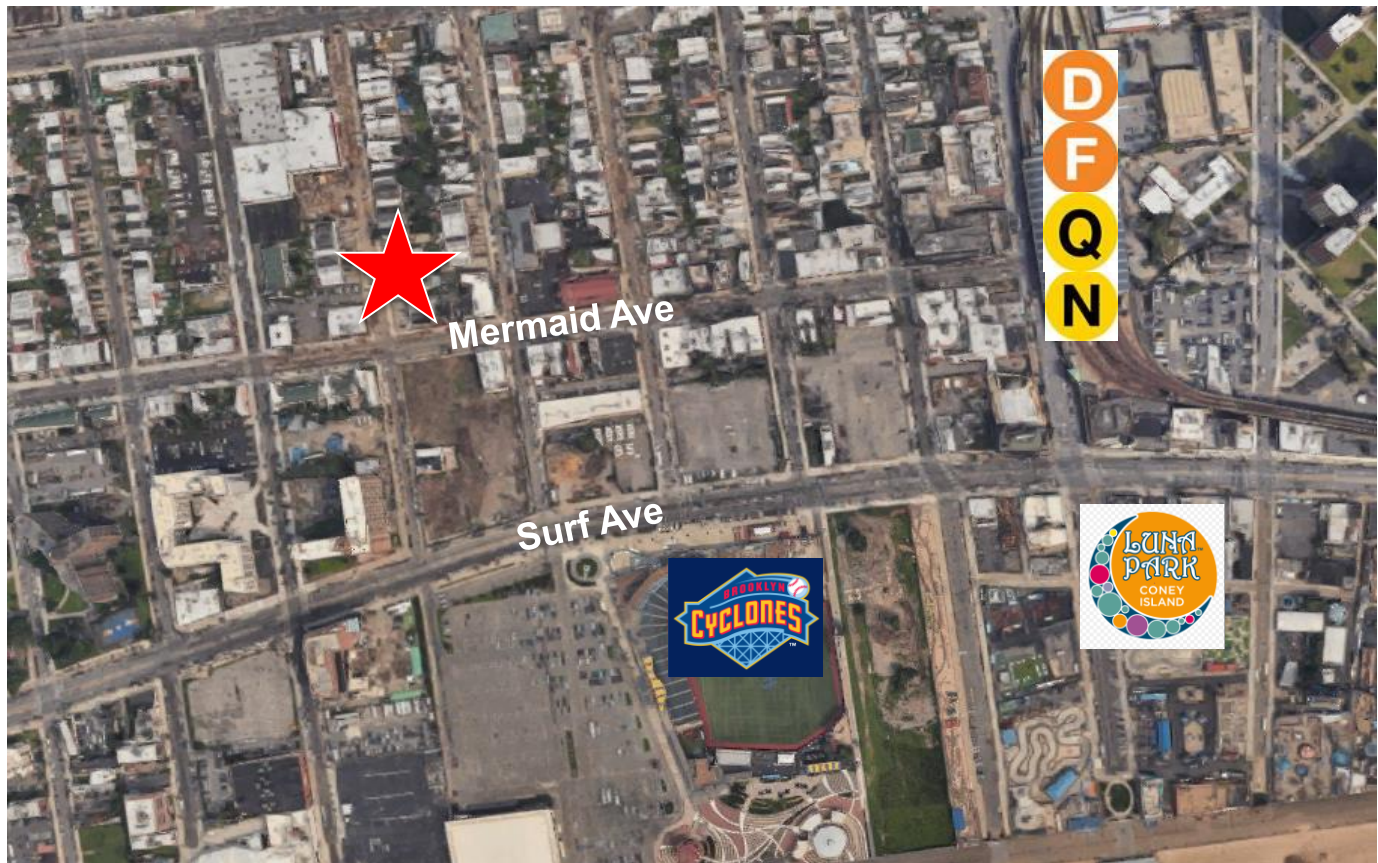


RYAN LEWIS
Senior Advisor
rlewis@ergcre.com
646.253.0956



STEVEN FEINTUCH
Associate Advisor
sfeintuch@ergcre.com
646.253.0983

Residential	Status	Monthly Rent	Legal Monthly Rent	Annual Rent	Legal Annual Rent
Apt 1	Occupied	\$1008.93	\$1,008.93	\$12,107.16	\$12,107.16
Apt 2	Occupied	\$922.50	\$1,199.90	\$11,070	\$14,398.80
Apt 3	Occupied	\$1,283.85	\$1,498.96	\$15,406.20	\$17987.52
Apt 4	Occupied	\$1,509.51	\$1,509.51	\$18,114.12	\$18,114.12
Apt 5	Occupied	\$768.75	\$870.33	\$9,225	\$10,443.96
Apt 6	Occupied	\$1,268	\$1,358.84	\$15,216	\$16,306.08
Apt 7	Occupied	\$871.25	\$1,078.38	\$10,455	\$12,940.56
Apt 8	Occupied	\$1,550	\$1,645.99	\$18,600	\$19,751.88
Subtotal:		\$9,182.79	\$10,170.84	\$110,193.48	\$122,050.08



RYAN LEWIS
Senior Advisor
rlewis@ergcre.com
646.253.0956



STEVEN FEINTUCH
Associate Advisor
sfeintuch@ergcre.com
646.253.0983



FINANCIAL SUMMARY

ANNUAL INCOME

Gross Annual Income: **\$110,193.48**

EXPENSES

Real Estate Taxes (17/18): **\$ 8,700**

Utilities (Gas & Electric): **\$ 4,640**

Water/Sewer: **\$ 4,400**

Insurance: **\$ 3,100**

Repairs/Misc. **\$ 1,240**

Total Expenses \$ 22,080

NET OPERATING INCOME

Gross Income: **\$110,193.48**

Less Expenses: (\$22,080)

Net Operating Income: \$88,113.48



RYAN LEWIS
Senior Advisor
rlewis@ergcre.com
646.253.0956



STEVEN FEINTUCH
Associate Advisor
sfeintuch@ergcre.com
646.253.0983