





1667 E. Gun Hill	
Asset Class	Retail
Block & Lot	04802-0021
Lot Dimensions	50' x 115'
Lot Size	4,975 SF
Building Dimensions	17' x 25'
Year Built	1949
Zoning	R3-2
Taxes (18/19)	\$ 11,005

1671 E. Gun Hill	
Asset Class	Residential
Block & Lot	04802-0020
Lot Dimensions	25' x 85'
Lot Size	1,909 SF
Building Dimensions	22' x 26'
Year Built	1925
Zoning	R3-2
Taxes (18/19)	\$ 3,722

1680 E. Gun Hill	
Asset Class	Residential
Block & Lot	04539-0001
Lot Dimensions	110' x 72'
Lot Size	7,833 SF
Building Dimensions	17' x 25'
Year Built	N/A
Zoning	R3-2
Taxes (18/19)	\$1,048



Leor Fidler
646.253.0982
lfidler@ergcre.com



ERG Commercial Real Estate
212.807.0662
www.ergcre.com

PROPERTY HIGHLIGHTS

- ◆ Value add incentive
- ◆ Development opportunity
- ◆ High density area
- ◆ Close proximity to the I-95
- ◆ Extensive vacant lot zoned R3-2
- ◆ All 3 properties within 1 block radius

FINANCIAL SUMMARY

INCOME (1667, 1671 & 1680)

Gross Income: **\$ 72,000**

EXPENSES

Taxes: \$ 4,770

Insurance: \$ 3,500

Repairs/Maintenance \$ 2,500

Total Expense \$ 10,770

NET OPERATING INCOME

Net Income: **\$ 61,230**



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