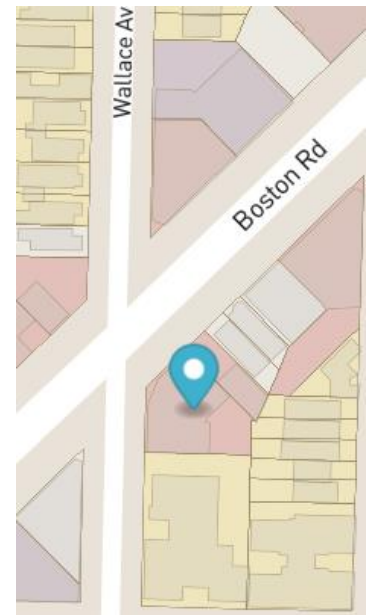


FOR SALE: \$3,500,000




OVERVIEW

Block & Lot	4439-12	Retail Units	6
Lot Dimensions	60.5' x 100' Irr.	Office Spaces	3
Lot Size	7,023 SF	Stories	2 Floors
Building Frontage	110'	Cap Rate	6.5%
Building Size	7,900 SF	Assessment (19/20)	\$657,000
Zoning	C8-1	Taxes (19/20)	\$52,485

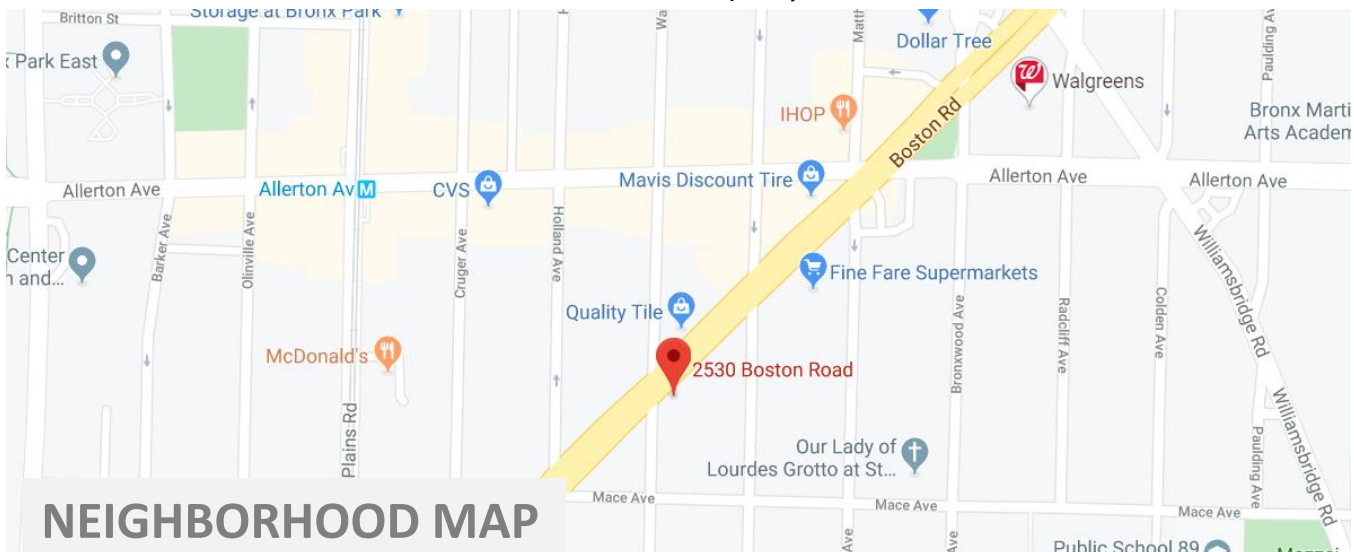



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RENT ROLL

Tenant	SF	Rent/SF	Current Rent	Lease Exp.	Tax Reimbursement
Retail					
Gym	1,080	\$39	\$3,500	8/2022	
Cigar shop	960	\$32	\$2,732	4/2022	
Sign company	384	\$27	\$850	9/2020	\$2,099
Transportation	1,132	\$27	\$2,500	4/2024	
Salon	780	\$41	\$2,675	6/2020	
Construction	1,000	\$37	\$3,120	MTM	
Subtotal	5,336		\$15,377		\$2,099
Offices					
Home Care	2,500		\$5,900	YTY	\$13,121
Attorney	840		\$2,300	9/2022	\$4,723
Social Program	1,140		\$2,800	MTM	
Subtotal	4,480		\$11,000		\$17,844
Total Annual			\$26,377		\$19,943
			\$316,524		



FINANCIAL SUMMARY

ANNUAL INCOME

Schedule Gross Income	\$316,524
Vacancy Rate (7.5%)	(\$23,739)
Effective Gross Income	\$292,785

PROJECTED EXPENSES

Real Estate Taxes (19/20)	\$52,485
Tax Reimbursement	(\$19,943)
Water & Sewer	\$6,500
Insurance	\$7,200
Legal	\$7,200
Management (4%)	\$11,711
Total Expenses	\$65,153

NET OPERATING INCOME

Effective Gross Income	\$292,785
Less: Expenses (22%)	(\$65,153)
Net Operating Income	\$227,632

