

572 Sackett Street,
Brooklyn, NY 11217

Offering Price: \$3,900,000



Ryan Lewis
646.253.0956
rlewis@ergcre.com



Michal Walma
646.253.0989
mwalma@ergcre.com

All information furnished herein is deemed reliable, however it is submitted subject to errors, omissions, change of terms and conditions, prior sale, or withdrawal without notice. We do not represent or guarantee the accuracy of any information contained herein and we are not liable for any reliance thereon. Thus, any prospective purchaser should independently verify all items deemed relevant to its due diligence inquiry with respect to the property, notwithstanding that the sender believes the information to be true and/or reasonable.

Property Description

Block & Lot	00433-0021
Lot Dimensions	41.33' x 100'
Lot Size	4,133 SF
Building Dimensions	41.33' x 100'
Building Size	6,100 SF
Year Built	1900
Zoning	M-1
Stories	3
Taxes (20/21)	\$38,219



PROPERTY HIGHLIGHTS

- ◆ Located in the heart of the up and coming neighborhood of Gowanus, situated between the premier neighborhoods of Carroll Gardens and Park Slope
- ◆ At the center of the newly proposed Gowanus Rezoning, changing the property from M-1 to R6A
- ◆ Less than a mile away from the Barclays Center and Main Transportation Hub Brooklyn Atlantic Terminal
- ◆ Based in one of the last under developed sections of a New York City Top Real Estate Market

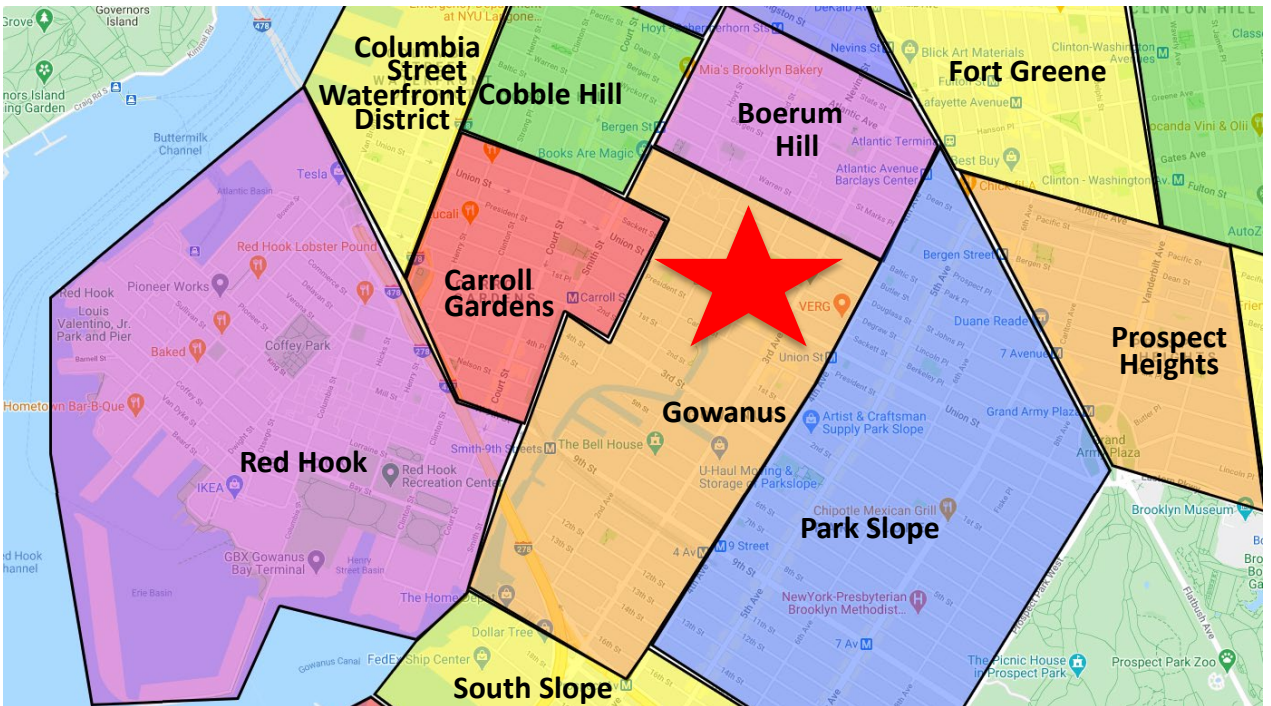
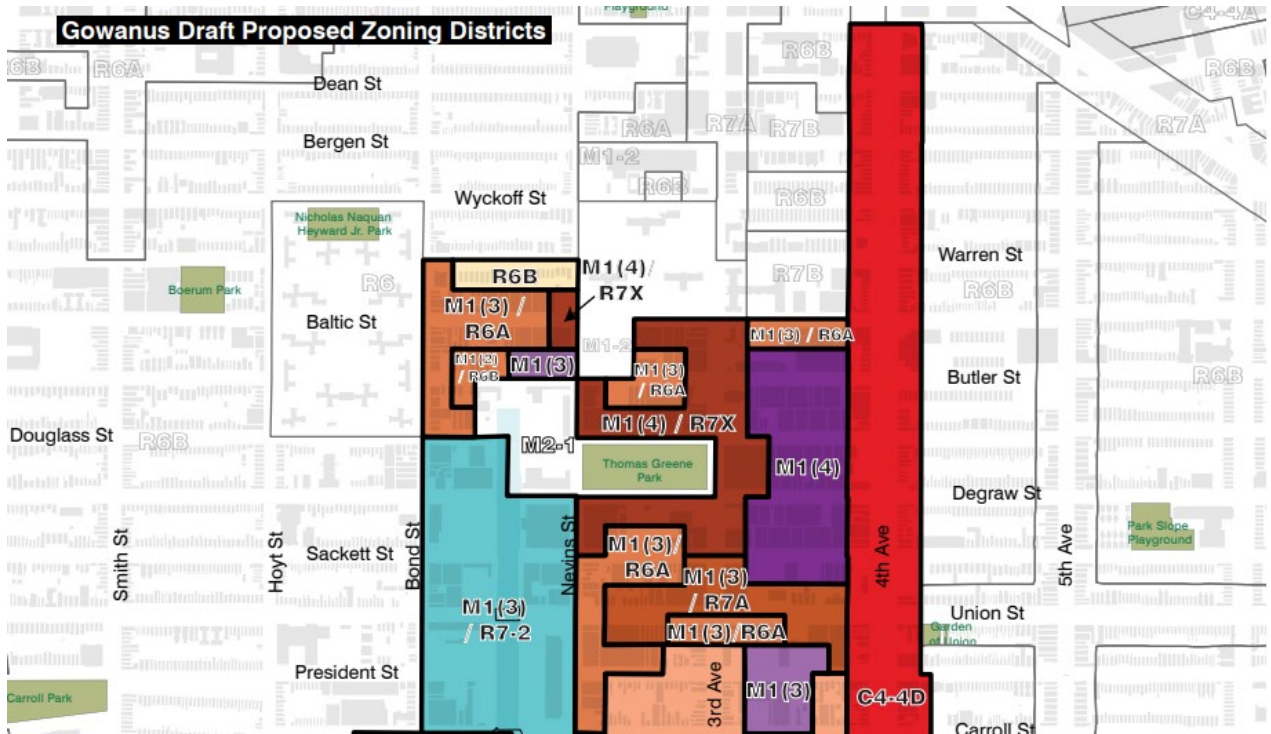


Ryan Lewis
646.253.0956
rlewis@ergcre.com



Michal Walma
646.253.0989
mwalma@ergcre.com

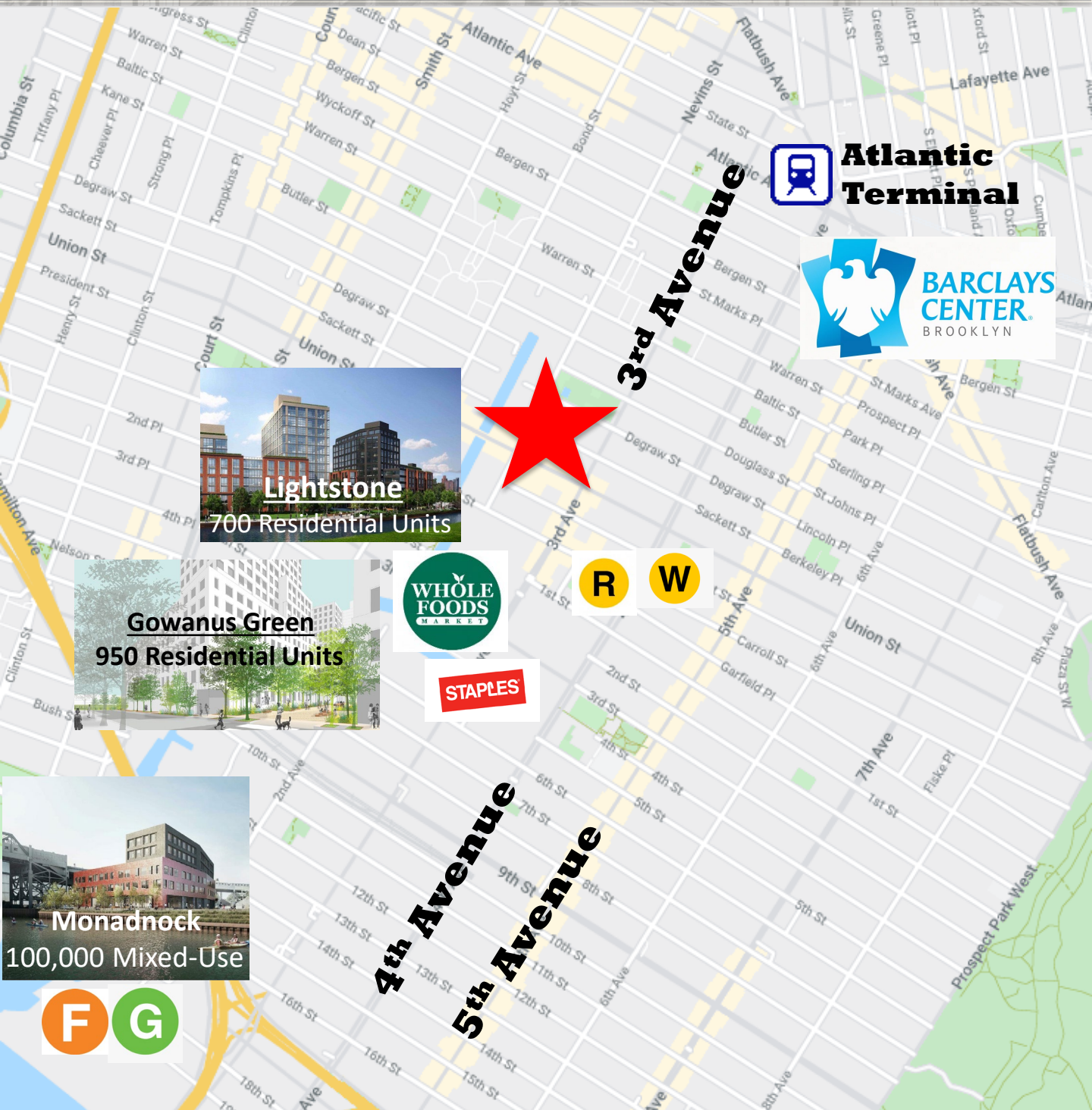
572 Sackett Street, Brooklyn, NY 11217



Ryan Lewis
646.253.0956
rlewis@ergcre.com



Michal Walma
646.253.0989
mwalma@ergcre.com



Ryan Lewis
646.253.0956
rlewis@ergcre.com



Michal Walma
646.253.0989
mwalma@ergcre.com

Residential Rent Roll

Unit	Status	Sq Ft	Room count	Current Rent (Monthly)	Actual Yearly Rent	Projected Rent (Monthly)	Projected Yearly Rent
2 nd Floor	Occupied	875	2 Bed	\$2,250	\$27,000	\$2,500	\$30,000
3 rd Floor	Occupied	875	2 Bed	\$1,800	\$21,600	\$2,500	\$30,000
Total		1,750		\$32,400	\$48,600	\$5,000	\$60,000

Commercial Rent Roll

Unit	Status	Sq Ft	Monthly	Actual Yearly Rent	Projected Rent Per Sq. Ft	Projected Yearly Rent
1L	Vacant	3,065	-	-	\$30	\$91,950
1R	Occupied	1,000	\$2,700	\$32,400	\$33	\$33,000
Total		4,065	\$2,700	\$32,400		\$124,950

Actual Gross Annual Income:

\$81,000

Projected Gross Annual Income:

\$184,950



Ryan Lewis
646.253.0956
rlewis@ergcre.com



Michal Walma
646.253.0989
mwalma@ergcre.com

FINANCIAL SUMMARY

INCOME (Projected)

Gross Annual Income:	\$81,000
Gross Annual Income (Projected):	\$181,950

EXPENSES (Approx.)

Taxes:	\$ \$38,219
Insurance:	\$ 6,000
Water/Sewer:	\$ 1,400
Fuel:	\$ 1,875
Common Electric:	\$ 200
Maintenance:	\$ 3,000
Total Expense	\$ 50,694

NET OPERATING INCOME

Net Income:	\$30,306
--------------------	-----------------

Net Income (Projected) :	\$131,256
---------------------------------	------------------



Ryan Lewis
646.253.0956
rlewis@ergcre.com



Michal Walma
646.253.0989
mwalma@ergcre.com