



COMMERCIAL REAL ESTATE
Exclusive Brokers

ESTATE SALE

FOR SALE: Free Market 3 Family Building

652 HAWTHORNE STREET, BROOKLYN, NY 11203

ASKING PRICE: \$1,100,000 | 8.28% Cap



EXCLUSIVELY REPRESENTED BY:

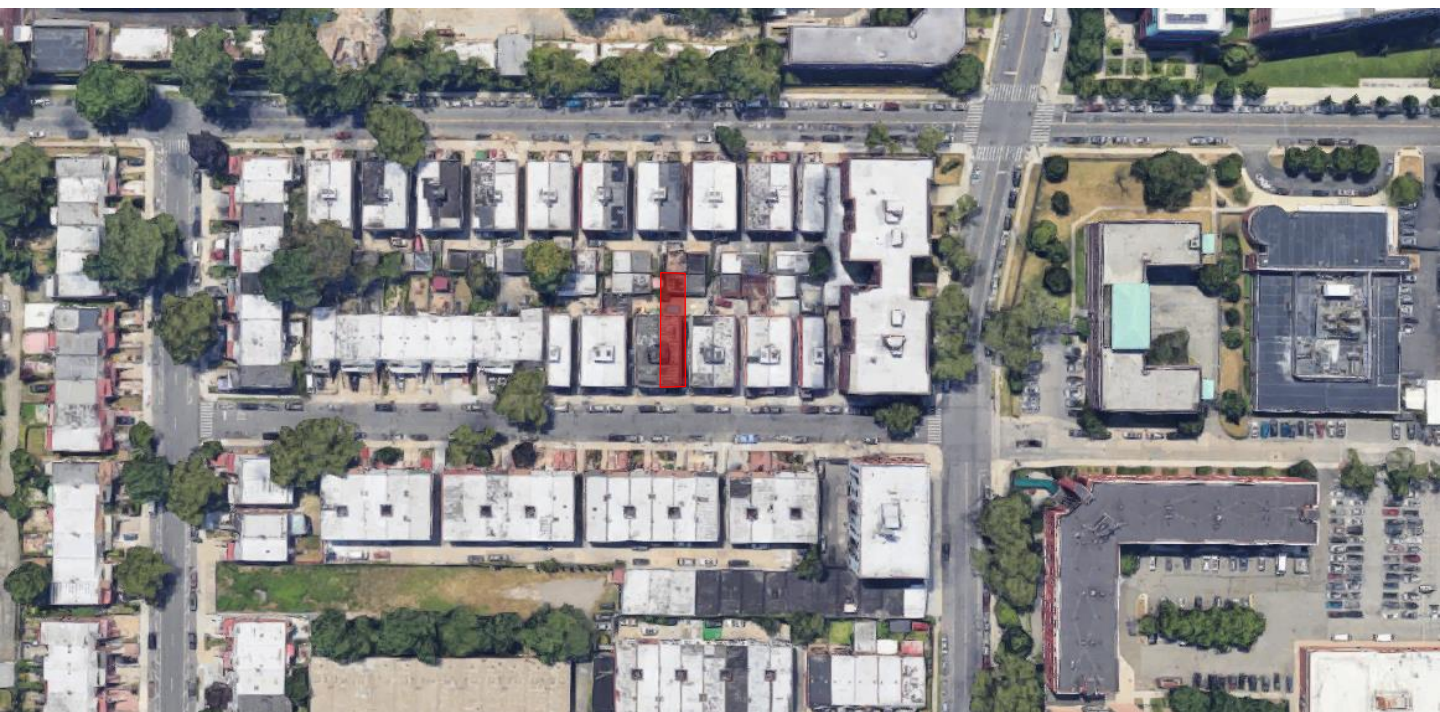
MARY GUARINO

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PROPERTY NARRATIVE

As Exclusive Brokers, ERG Commercial Real Estate is pleased to present a free market multifamily building located on Hawthorne Street in the Wingate neighborhood of Brooklyn, NY. 652 Hawthorne is a two-story building containing 3 apartments. The 3-family property is surrounded by top-rated restaurants, trendy bars, boutique shops, and parks. It is also conveniently located near multiple subway lines, providing easy access to all that Brooklyn and Manhattan have to offer.



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FINANCIAL SUMMARY

Projected Annual Income

Residential:	\$108,000.00
Total Actual Income	\$108,000.00

Estimated Expenses

Real Estate Taxes:	\$7,284.00
Water/Sewer:	\$5,040.00
Insurance:	\$4,500.00
Electric:	Tenant
Fuel:	Tenant
Total Annual Expenses	\$16,824.00

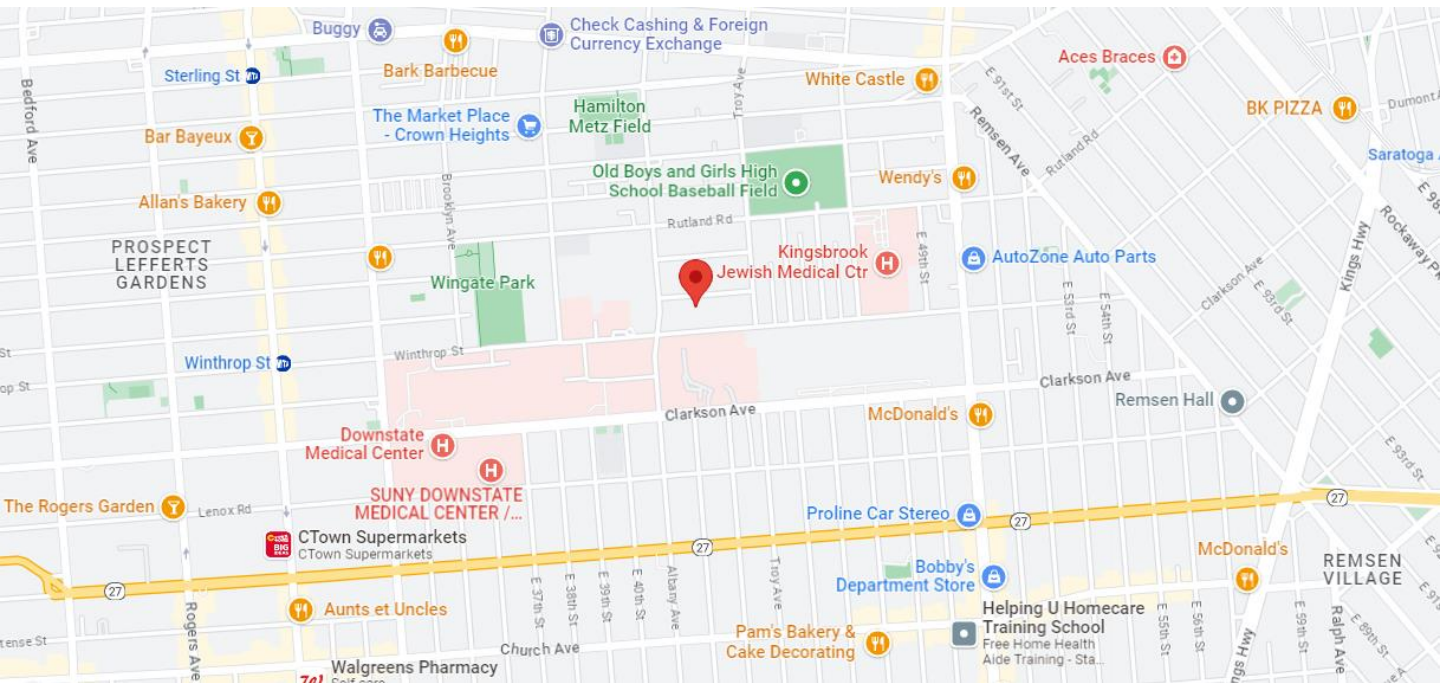
NET Operating Income **\$91,176.00**



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Property Information

Block & Lot	4823-17
Lot Dimensions	25' x 108'
Lot Size	2,700 sf
Building Dimensions	20.5' x 63'
Building Size	2,520 sf
Year Built	1925
Zoning	R6
Stories	2
Taxes (20/21)	\$7,284



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