

Mixed-Use Property for Sale

154 Prospect Park South West
Brooklyn, NY 11218
Price \$1,250,000



Realty Services



Block: 5268
Lot: 93
Lot Dimensions: 20 x 124 (approx)
Lot Size: 2,462 sq ft (approx)

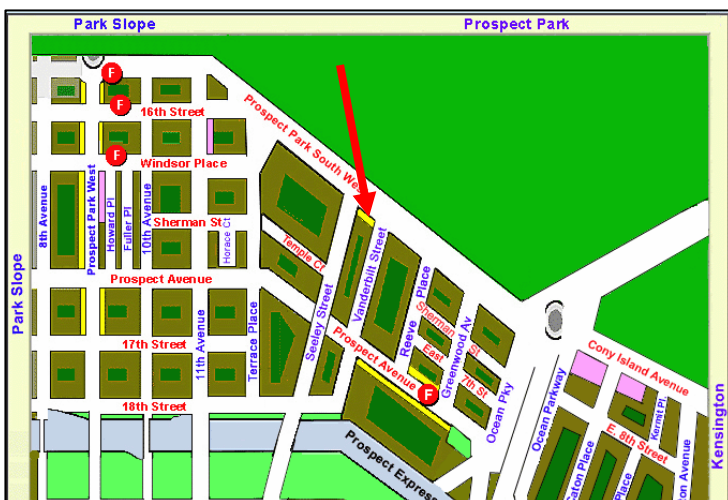
Building Information

Building Size: 19 x 42 sq ft (approx)
Stories: 3
Gross Square Footage: 2,394 sq ft (approx)
Zoning: R6A
FAR: 3.00
Air Rights: 2,538 sq ft (approx)
Assessment (07/08) : \$ 24,787
Tax Class: \$ 1
R.E. Taxes (07/08): \$ 3,826

Unit	Status	Monthly Rent	Annual Rent
2nd FL	Projected	\$1,800	\$ 21,600
3rd FL	Projected	\$1,650	\$ 19,800
Store	Projected	\$2,600	\$ 31,200
Total		\$6,050	\$ 70,800

Adam J. Hess
Director of Sales
(718) 307-6527
(917) 945-5520

ahess@masseyknakal.com



EXPENSES: (ESTIMATED)

Real Estate Taxes (07/08)	\$	3,609
Water/Sewer	\$	596
Insurance	\$	3,000
Electric	\$	599
Repairs @ 3 %	\$	2,124
Heat & Hot Water	\$	4,190
Management (3%)	\$	2,124
Total:	\$	16,242

Gross Annual Income:	\$	70,800
Less Expenses:	\$	16,242
Net Operating Income:	\$	54,558

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

www.masseyknakal.com

205 Montague Street, 3rd Floor
Brooklyn, NY 11201

T: 718-238-8999 / F: 718-238-6091

275 Madison Avenue, 3rd Floor
New York, NY 10016

T: 212-696-2500 / F: 212-696-0333

118-35 Queens Boulevard, 14th Floor
Forest Hills, NY 11375

T: 718-275-3400 / F: 718-275-5478