

3371 Fulton Street, Brooklyn, NY 11208

Corner Mixed-Use Building in Prime Cypress Hills | **FOR SALE**



Financial Summary

Net Operating Income: \$84,986 | 6.07% Cap Rate

Scheduled Gross Income:	\$105,672	
Less Vacancy Rate Reserve (3.00%):	(\$3,170)	
Gross Operating Income:	\$102,502	
Less Expenses:	(\$17,516)	17% of SGI
Net Operating Income:	\$84,986	6.07% Cap Rate

Expenses (Estimated)*

Gross Operating Expenses: \$17,516

Real Estate Taxes (24/25)	\$4,616	Repairs	\$800
Water & Sewer	\$2,000	Cleaning & Maintenance	\$2,400
Insurance	\$3,000	Legal/Miscellaneous	\$1,025
Electric (Common Area)	\$600	Management	\$3,075

Scheduled Income

Total Income: \$8,806 Monthly | \$105,672 Annual

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Commercial	1	\$5,356	\$5,356	\$64,272
1 BR	2	\$1,725	\$3,450	\$41,400

Unit Breakdown

Total Income: \$8,806 Monthly | \$105,672 Annual

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Commercial	1	\$5,356	\$5,356	\$64,272
FM	2	\$1,725	\$3,450	\$41,400

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Asking Price: \$1,400,000

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Corner Mixed-Use Building in Prime Cypress Hills | **FOR SALE**



- ▶ 3-unit mixed-use building on the northwest corner of Fulton Street and Hemlock Street in Cypress Hills
- ▶ Easy-to-manage asset with strong cash flow and low operating costs
- ▶ Recently renovated building with two one-bedroom apartments above a modern food market and full basement
- ▶ Entirely free market and 100% occupied
- ▶ \$250,000 in recent capital improvements
- ▶ Conveniently located near several transportation options such as the 'J' & 'Z' trains at the Crescent St Station one block away
- ▶ Situated on strong retail corridor with high pedestrian traffic and proximity to Highland Park and John F. Kennedy International Airport

Block / Lot	4131 / 13
Lot Dimensions	20' x 46.92'
Lot Sq. Ft.	939
Building Dimensions	20' x 46.92'
Stories	2
Total Units	3
Building Sq. Ft.	1,878
Zoning	R5 / C1-2
FAR	1.25 / 1.00
Buildable Sq. Ft.	1,174
Air Rights Sq. Ft.	None
Tax Class	1
Assessment (24/25)	\$22,982
Real Estate Taxes (24/25)	\$4,616

*All square footage/buildable area calculations are approximate

Asking Price: \$1,400,000