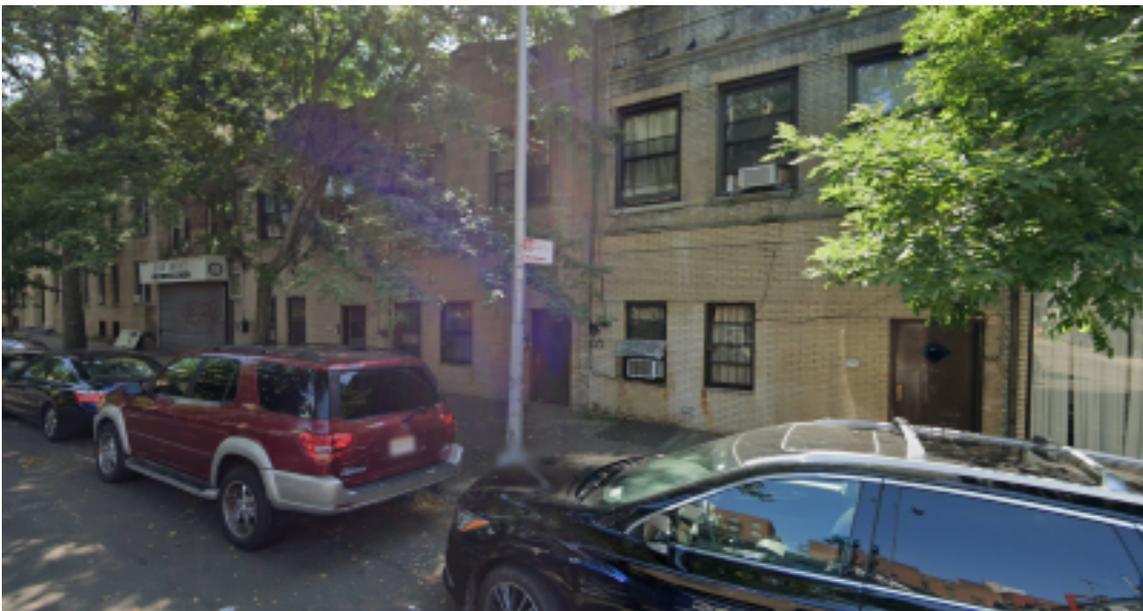


808-814 East 16th Street, Brooklyn, NY

Mixed Use Portfolio Setup Sheet



Address	Residential Units / Rent	Commercial	Lot (ft)	Building (ft)	Taxes
808 E 16th	2 apts @ \$800 ea	\$2,921 M/M (City)	20 x 60	20 x 50	\$5,700
810 E 16th	(\$800 + \$1,000)	\$2,921 M/M (City)	20 x 60	20 x 50	\$5,700
812 E 16th	3 leased (\$1,000/\$850/\$1,200) + 1 vacant		20 x 57	20 x 50	\$10,000
814 E 16th	2 leased (\$800/\$1,000) + 2 vacant	—	20 x 57	20 x 50	\$10,000

Current Gross Income: **\$14,092/month** (~\$169,104 annually)

Vacancies & Leaseup Upside:

- Four vacant residential units + two ground floor commercial vacancies (812 & 814) provide immediate upside through leaseup and renovation.
- Negotiations underway to secure 10-year leases (3% annual increases) on the two existing City-occupied stores at 808 & 810.
- Portfolio can be repositioned into fully retail-plus-residential cash flow asset or boutique multifamily, subject to approvals.

Location Highlights:

- Quiet tree-lined block near Kings Hwy shopping corridor, steps to B/Q subway.
- Surrounded by strong residential demand, schools, and houses of worship.
- 40 minutes to Manhattan via subway.

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