



16 Monroe Place

Brooklyn • NY

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OFFERING PRICE

\$6,500,000

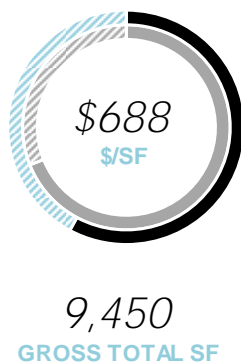
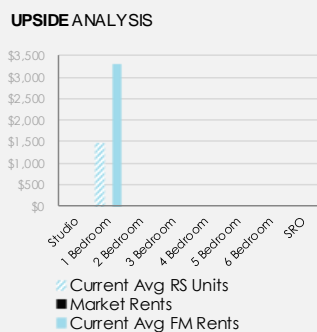
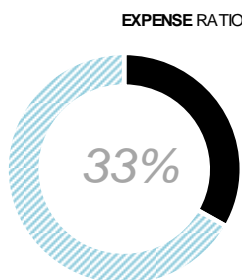
80%	RATIO OF FAIR MARKET UNITS
20%	PROPERTY TAXES RATIO
\$3,951	PRO FORMA AVERAGE MONTHLY RENT

INCOME	CURRENT	PRO FORMA
Gross Potential Residential Rent	\$344,874	\$474,177
Gross Income	\$344,874	\$474,177
Vacancy/Collection Loss	(\$10,346)	(\$14,225)
Other Income	\$0	\$0
Effective Gross Income	\$334,528	\$459,952
Average Residential Rent/Month/Unit	\$2.874	\$3.951

EXPENSES			
Property Taxes	<i>Tax Class: 2B</i>	\$66,287	\$66,287
Fuel		\$11,908	\$11,908
Insurance		\$6,800	\$6,800
Water and Sewer		\$5,112	\$5,112
Repairs and Maintenance		\$2,777	\$2,777
Common Electric (PPSF)		\$1,221	\$1,221
Super Salary		\$3,600	\$3,600
Management Fee		\$13,381	\$18,398
Total Expenses		\$111,086	\$116,103
Net Operating Income		\$223,441	\$343,848

LEASE STATUS ANALYSIS			
UNIT BREAKDOWN	% OF TOTAL	TOTAL	AVG. RENT
Total Units	--	10	\$2,874
Total RS Units	20%	2	\$1,407
Total RC Units	0%	0	\$0
Total FM Units	80%	8	\$3,241
Total Commercial	--	0	\$0

UNIT TYPE ANALYSIS			
TYPE	% OF TOTAL	TOTAL	AVG. RENT
Studio	0%	0	\$0
1 Bedroom	100%	10	\$2,874
2 Bedroom	0%	0	\$0
3 Bedroom	0%	0	\$0
4 Bedroom	0%	0	\$0
5 Bedroom	0%	0	\$0
6 Bedroom	0%	0	\$0
SRO	0%	0	\$0





RENT ROLL

RESIDENTIAL RENT

UNIT#	LEASE STATUS	NOTES	BEDROOMS	ROOMS	SF	EXPIRATION	ACTUAL	PRO FORMA	\$/PSF
1	FM	Convertible 2BR	1 Bedroom	3	871	Jun-17	\$2,375	\$4,250	\$59
2	FM	Convertible 2BR/ Deck	1 Bedroom	4	871	Sep-18	\$3,250	\$5,250	\$72
3	FM	Convertible 2BR	1 Bedroom	5	871	Jul-17	\$3,200	\$4,400	\$61
4	FM	Convertible 2BR	1 Bedroom	5	871	Aug-17	\$3,300	\$4,400	\$61
5	RS	Convertible 2BR	1 Bedroom	5	871	Jul-17	\$2,004	\$2,004	\$28
6	FM	Convertible 2BR	1 Bedroom	5	871	May-17	\$3,300	\$4,400	\$61
7	FM	Convertible 2BR	1 Bedroom	5	871	Oct-16	\$3,300	\$4,400	\$61
8	RS	Convertible 2BR	1 Bedroom	5	871	Jan-18	\$811	\$811	\$11
9	FM	Private Roofdeck / Conv. 2BR	1 Bedroom	5	871	May-17	\$3,600	\$4,800	\$66
10	FM	Private Roofdeck / Conv. 2BR	1 Bedroom	5	871	Jun-17	\$3,600	\$4,800	\$66
MONTHLY RESIDENTIAL REVENUE			10	47	8,710		\$28,740	\$39,515	
ANNUAL RESIDENTIAL REVENUE							\$344,874	\$474,177	
TOTAL ANNUAL REVENUE							ACTUAL \$344,874	PRO FORMA \$474,177	

There are currently 0 vacant units in the building. The super lives off site.

* Unit #2 has private outdoor access. And can also be duplexed into a former care-takers unit in cellar (not on C/O).

PROPERTY DESCRIPTION

CITY:	Brooklyn	ZONING:	R7-1
STATE:	NY	MAX FAR:	3.44
BLOCK & LOT:	238 / 31	AVAILABLE AIR RIGHTS:	0
LOT DIMENSIONS:	25 x 100	LANDMARK DISTRICT:	None
LOT SF:	2,500	HISTORIC DISTRICT:	Brooklyn Heights
BUILDING DIMENSIONS:	25 x 82	ANNUAL TAX BILL:	\$66,287
BUILDING SF:	9,450	TAX CLASS:	2B

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