

OFFERING SUMMARY

661 Central Ave

BROOKLYN, NY 11207

Free-Market Mixed-Use
Investment Opportunity
in Bushwick



2 COMMERCIAL UNITS
+ 4 RESIDENTIAL UNITS



VALUE-ADD
OPPORTUNITY



RENOVATION
UPSIDE



POTENTIAL NEW
Cofo UPSIDE

CURRENT NOI

\$139,060

RENO + NEW Cofo NOI

\$246,371

JUST
LISTED

\$2,399,999



EXCLUSIVELY LISTED BY
LUIE ALVAREZ

exp[®]
REALTY

Information contained herein is from sources deemed reliable but is not guaranteed.

PAGE 1 OF 5

ASKING
PRICE
\$2,399,999

Investment Highlights



Free-market mixed-use
asset in Bushwick.



2 commercial units
+ 4 residential units.



Current NOI:
\$139,060



As-is NOI:
\$181,060



Renovated NOI:
\$217,571.



Reno + New CofO NOI:
\$246,371



Potential value creation
through renovation and
reconfiguration



Asking Price:
\$2,399,999.

Property Overview

ADDRESS	661 Central Ave, Brooklyn, NY 11207
NEIGHBORHOOD	Bushwick
BUILDING CLASS	S9
YEAR BUILT	1906
LOT DIMENSIONS	25' x 100'
LOT AREA	2,499 SF
EXISTING CONFIGURATION	2 Commercial + 4 Residential
POTENTIAL FUTURE CONFIGURATION	2 Commercial + 5 Residential <i>(subject to approvals/new CofO)</i>
BUILDING DIMENSIONS	25' x 63' upper building



EXCLUSIVELY LISTED BY
LUIE ALVAREZ



Information contained herein is from sources deemed reliable
but is not guaranteed.

ASKING PRICE
\$2,399,999

Income, Expenses & Valuation

FOUR SCENARIOS. MULTIPLE EXIT PERSPECTIVES.

	1. CURRENT ACTUAL	2. AS-IS POTENTIAL	3. RENOVATED POTENTIAL	4. RENO + NEW COFO
Gross Income	\$173,604	\$215,604	\$240,804	\$269,604
Expenses	\$34,543.64	\$34,543.64	\$23,232.64	\$23,232.64
NOI	\$139,060.36	\$181,060.36	\$217,571.36	\$246,371.36

VALUE @ CAP RATE

@ 6.00%	\$2,317,673	\$3,017,673	\$3,626,189	\$4,106,189
@ 6.25%	\$2,224,966	\$2,896,966	\$3,481,142	\$3,941,942
@ 6.50%	\$2,139,390	\$2,785,544	\$3,347,252	\$3,790,329

CAP RATE SENSITIVITY

CAP RATE	1. CURRENT ACTUAL	2. AS-IS POTENTIAL	3. RENOVATED POTENTIAL	4. RENO + NEW COFO
5.75%	\$2,418,441	\$3,149,746	\$3,783,856	\$4,288,198
6.00%	\$2,317,673	\$3,017,673	\$3,626,189	\$4,106,189
6.25%	\$2,224,966	\$2,896,966	\$3,481,142	\$3,941,942
6.50%	\$2,139,390	\$2,785,544	\$3,347,252	\$3,790,329

CURRENT ACTUAL	AS-IS POTENTIAL	RENOVATED POTENTIAL	RENO + NEW COFO
\$139,060	\$181,060	\$217,571	\$246,371
NOI	NOI	NOI	NOI

EXPENSE BREAKDOWN

Oil Boiler	\$11,311
Common Area Electric	\$1,400
Insurance	\$9,977
Water	\$6,000
Taxes	\$5,855.64

TOTAL \$34,543.64



Renovated scenarios assume split-system heat/AC and removal of oil heating expense.

Information contained herein is from sources deemed reliable but is not guaranteed. Any projections or estimates are for example only and subject to change.

LISTING PRICE: \$2,399,999

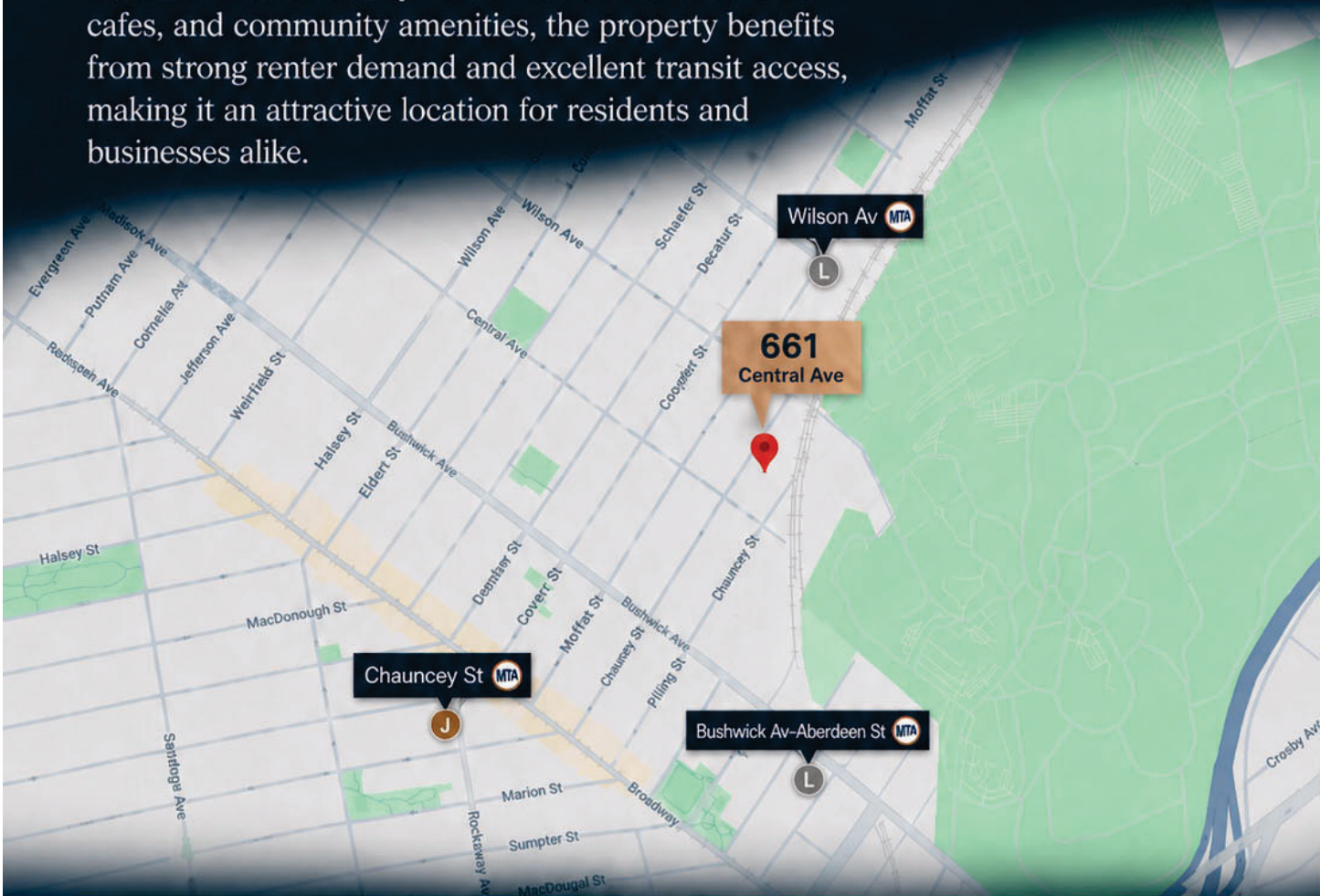


EXCLUSIVELY LISTED BY
LUIE ALVAREZ



Location & Neighborhood

661 Central Ave is ideally located in the heart of Bushwick, just moments from Wilson Ave and Chauncey St subway stations. Surrounded by vibrant retail corridors, local cafes, and community amenities, the property benefits from strong renter demand and excellent transit access, making it an attractive location for residents and businesses alike.



LOCATION HIGHLIGHTS

- ✓ Prime Bushwick location
- ✓ Steps from Irving Square Park
- ✓ Vibrant local retail and dining corridors
- ✓ Strong rental demand in a growing neighborhood
- ✓ Walkable to Wilson Ave (L) and Chauncey St (J)
- ✓ Easy access to multiple transit connections



EXCLUSIVELY LISTED BY
LUIE ALVAREZ



VALUE-ADD STRATEGY

ASKING PRICE
\$2,399,999

Multiple Paths. Meaningful Upside.

Driving NOI growth through strategic improvements and operational execution.

1

CURRENT ACTUAL



CURRENT ACTUAL NOI

\$139,060

Current in-place income from existing operations.

2

AS-IS POTENTIAL



AS-IS NOI

\$181,060

Mark-to-market and lease-up potential.

3

RENOVATED POTENTIAL



RENOVATED NOI

\$217,571

Full renovation with split-system heat/AC.

4

RENO + NEW COFO



RENO + NEW COFO NOI

\$246,371

Full renovation plus potential reconfiguration subject to approvals.

OFFERING NOTES



Free-market asset



Price upon request



Renovation-driven upside



Potential future configuration upside



Buyer to verify all information independently

EXCLUSIVELY LISTED BY



LUIE ALVAREZ



eXp Realty



Information contained herein is from sources deemed reliable but is not guaranteed. Prospective buyers are advised to conduct their own independent investigation and due diligence. This