

782 Lincoln Place, Brooklyn

Offering price \$1,700,000

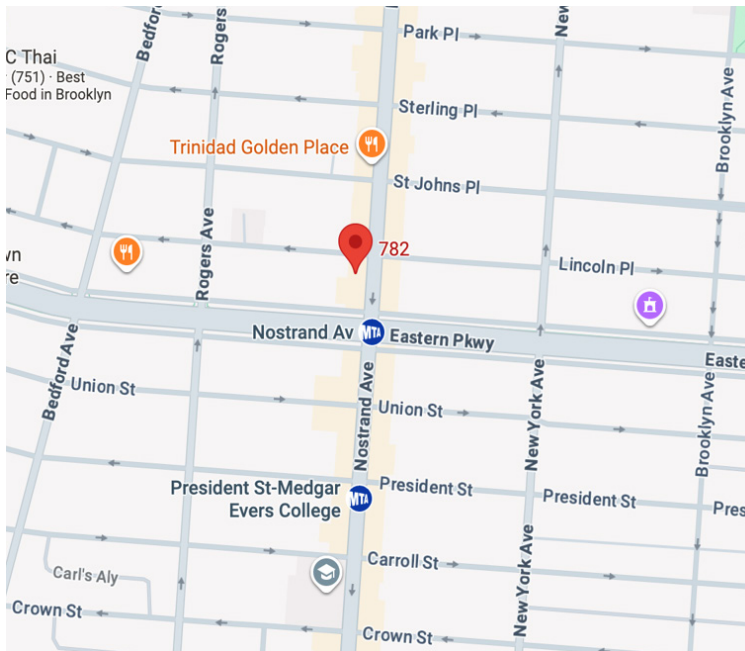


Building Summary

Block/Lot	1261 / 32
Lot Size	35 x 100
RSF	9,340
Stories	4
Bldg Class	C
Zoning	R6A, C2-4
FAR	2.67

Acquisition Metrics

Acquisition Cap Rate (In Place)	6.4%
Net Operating Income	\$108,660
Price Per Unit	\$283,333
Commercial % of Gross Revenue	N/A
Tax % of Gross Income	8.9%



Unit Breakdown

Free Market	12.5%	1
Stabilized	87.5%	5
Rent Control	0%	0
Commercial		2
Total Units		8

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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Income/Expense Summary

Income: In-Place

	Total	Total
Residential Income	\$144,647	
Commercial Income B	\$12,000	\$0
Commercial Income A (Proforma)	\$12,000	\$0
Coin Operated Washers	\$4,000	\$0
Tax Reimbursements	\$0	\$0
Utility Reimbursements	\$0	\$0
Vacancy (4 %Resi, 3% Comm)	\$0	\$0
Total Annual Revenue	\$172,647	

Income/Expense Summary

Expenses

	Total	Notes
Real Estate Taxes (26/27)	\$20,812	
Utilities	\$10,575	
Repairs & Maintenance	\$7,000	
Water and Sewer	\$8,500	
Insurance	\$12,000	
Cleaning	\$3,600	
Misc Operating Expenses	\$1,500	
Total Annual Expenses	\$63,987	

Rent Roll

Residential

	Unit Status	Beds	Baths	Notes	Lease Exp	Current Rent
1L	RS	1	1		12/31/26	\$1,178.68
1R	RS	1	1		6/30/2027	\$1,353.71
2L	FM	1	1		12/31/26	\$3,200.00
2R	RS	1	1		12/31/26	\$1,225.78
3L	RS	1	1		12/31/26	\$1,084.08
3R	RS	1	1		12/31/26	\$923.20
4L	RS	1	1		8/30/26	\$1,421.58
4R	RS	1	1		12/31/26	\$1,666.86
Total Monthly Income						\$12,054
Gross Annual Income						\$144,647

