

Located in Flatbush Brooklyn, NY

Business - Commercial - Residential

Location: ~~XXXXXXXXXXXXXXXXXXXX~~
 Lot Size: 50 FT X 118.83 FT (Built: 50 X 92) Survey Available
 Layout: Twenty Apts - 70 rooms
 18,400 square feet plus basement
 Description: Multiple Dwelling
 All Rent Stabilized
 No rent controlled
 No vacancies

ESTIMATED EXPENSES

Taxes	\$ 28,446.00	2008 actual					
Water/Sewer	\$ 11,199.00	2008 actual					
Fuel	13913 gallons	2008 gallons					
Electric	\$ 1,450.00	2008 actual					
Insurance Super	\$ 7,026.00	2008 actual					
	\$ 4,800.00	2008 actual					
			Rent Breakdown				
			Apt	Legal Rent	Temp Rent	Lease Expiration	Security
			1	\$688.65		4/30/2010	3 rooms \$ 688.65
			2	\$912.88		12/31/2009	4 rooms \$ 912.88
			3	\$825.91		3/31/2010	3 rooms \$ 825.91
			4	\$774.90	\$761.09	10/31/2010	3 rooms \$ 578.75
			5	\$779.85		9/30/2010	3 rooms \$ 779.00
			21	\$703.59		10/31/2011	4 rooms \$ 703.59
			22	\$804.62		10/31/2009	3 rooms \$ 743.00
			23	\$680.15		6/30/2010	3 rooms \$ 680.15
			24	\$656.86		11/30/2010	4 rooms \$ 656.86
			25	\$767.80		7/31/2011	4 rooms \$ 525.00
			31	\$927.25	\$850.00	10/31/2009	4 rooms \$ 850.00
			32	\$746.15		9/30/2010	3 rooms \$ 746.15
			33	\$965.39	\$900.00	3/31/2010	3 rooms \$ 900.00
			34	\$765.90		4/30/2011	4 rooms \$ 398.00
			35	\$811.80		4/30/2011	4 rooms \$ 811.80
			41	\$754.20		5/31/2011	4 rooms \$ 375.00
			42	\$706.15		12/31/2009	3 rooms \$ 746.15
			43	\$966.50	\$945.00	2/28/2010	3 rooms \$ 945.00
			44	\$783.10		11/30/2010	4 rooms \$ 499.55
			45	\$695.62		10/31/2009	4 rooms \$ 695.62
TOTAL EXPENSES	\$52,921			\$15,717.27			
	plus fuel						70 rooms \$14,061.06
							x 12
PRICE	\$2,300,000		Total Annual	\$188,607.24			

Seller willing to give 50% financing for two years at 7% interest

REMARKS: Tremendous potential. Great opportunity. Only two apartments are at market value. Five Leases expire this year.

CONTACT:

SALES MORTGAGES APPRAISALS MA Bill 718-791-3333

Subject to errors, omissions, changes or withdrawal without notice

~~Seton 4288 Flatbush Avenue Brooklyn, NY 11219 (4) as of 2/28/2010~~