

EXCLUSIVE OFFERING MEMORANDUM

202-206 42ND STREET

202-206 42ND STREET, BROOKLYN, NY 11232

Marcus & Millichap
THE BRENNAN TEAM

260 MADISON AVENUE, 5TH FLOOR, NEW YORK, NY 10016

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Activity ID ZAG0330425

Marcus & Millichap

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202-206 42ND STREET

EXCLUSIVELY
LISTED BY

JOHN BRENNAN

Licensed Associate Real Estate Broker

260 Madison Avenue, 5th Floor, New York, NY 10016

718.475.4373

John.Brennan@marcusmillichap.com

NY #10301221743


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260 MADISON AVENUE, 5TH FLOOR, NEW YORK, NY 10016

RENT ROLL

202-206 42ND STREET

RES Units	3
Commercial Units	2
Gross SF:	6,005
Rentable SF:	5,104

Tenant	Unit	Status	Type	Approx. SF	Current	Current / SF	Year 1	Year 1/ SF
202 - Apartment	1	Rented	5 BR	1265	\$0	\$0.00	\$3,800	\$36.05
204 - Apartment	2	Rented	3 BR	640	\$1,800	\$33.75	\$2,600	\$48.75
206 - House	3	Vacant	2 BR	1247	\$0	\$0.00	\$4,500	\$43.30
202 - Retail		Vacant		1265	\$0	\$0.00	\$4,500	\$42.69
204 - Retail		Vacant		706	\$0	\$0.00	\$3,000	\$51.03

Monthly	\$1,800	Year 1 Monthly	\$18,400
Annual	\$21,600	Year 1 Annual	\$220,800

OPERATING EXPENSES

202-206 42ND STREET

		Actual		Year 1
Gross Scheduled Rent		\$21,600.00		\$224,400.00
Less: Vacancy	3.00%	(\$648.00)	3.00%	(\$6,732.00)
Plus: Other Income		\$0.00		\$0.00
Plus: Tenant Reimbursement		\$0.00		\$0.00
Effective Gross Income		\$20,952.00		\$217,668.00
Taxes (3 Properties Combined)		(\$23,687.00)		(\$23,687.00)
Heat		(\$8,000.00)		(\$8,000.00)
Water & Sewer		(\$4,500.00)		(\$4,500.00)
Insurance		(\$12,000.00)		(\$12,000.00)
Less: Total Expenses	229.99%	(\$48,187.00)	22.14%	(\$48,187.00)
Net Operating Income		-\$27,235.00		\$169,481.00

Taxes
Water & Sewer
Insurance

Dept. of Finance Tax Bill
Estimate
Estimate

OFFERING SUMMARY

202-206 42ND STREET



Listing Price
\$2,400,000



Cap Rate
-1.13%



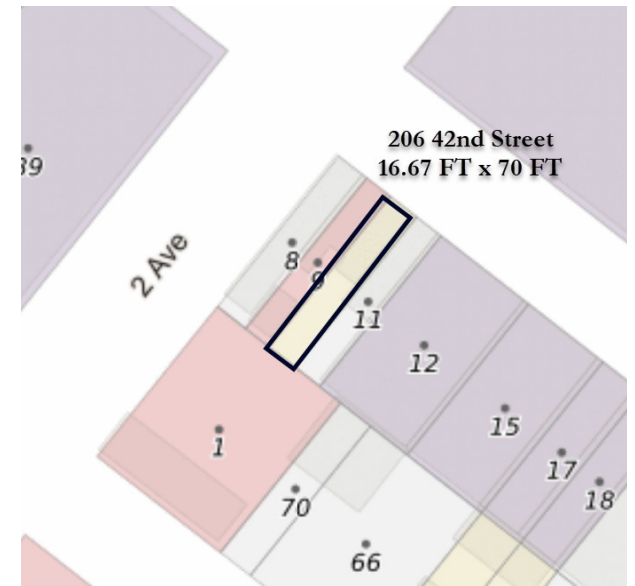
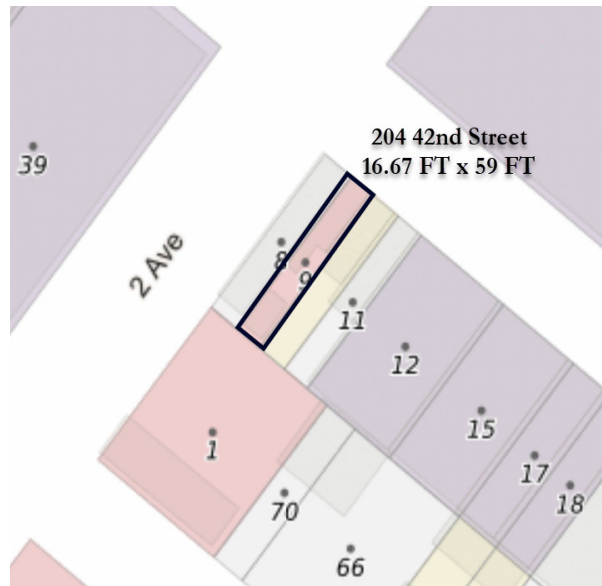
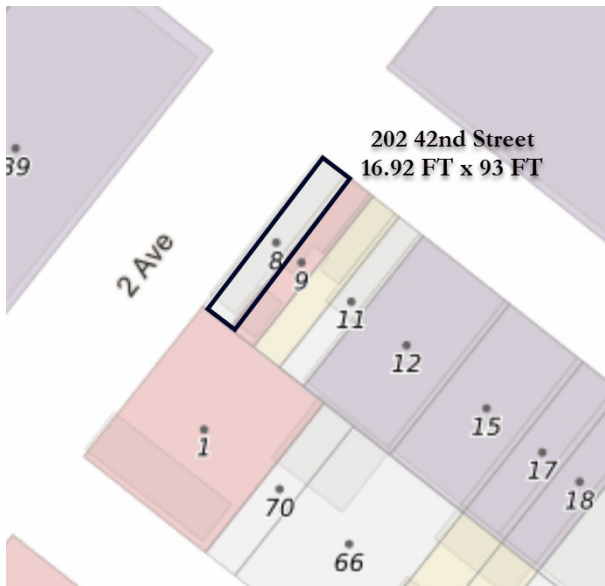
No. of Units
3 Residential
2 Commercial

FINANCIALS

Listing Price	\$2,400,000
NOI	-\$27,235.00
Cap Rate	Current: -1.13% Year 1: 7.06%
Price/SF	\$399.67
Price/Unit	\$480,000
GRM	Current: 111.11 Year 1: 10.87

OPERATIONAL

Gross SF	6,005
Rentable SF	5,104
No. of Residential Units	3
No. of Commercial Units	2
Zoning	M1-2
Block/ Lot	00722 - 8,9,10
Building Gross SF	6,005
Lot Dimensions	50.26 Ft x 100.17 Ft
Commercial FAR	2
Facility FAR	4.8
Annual Tax Bill	\$23,687
Tax Class	1 & 4



INVESTMENT OVERVIEW

202-206 42ND STREET

INVESTMENT OVERVIEW

The Brennan Team of Marcus & Millichap is pleased to present 202-206 42nd Street, a corner-lot mixed-use portfolio located at the intersection of 42nd Street and 2nd Avenue in Sunset Park, one of Brooklyn’s most dynamic industrial and commercial districts. This fully free market offering includes three two-story buildings, comprised of three two-bedroom apartments and two ground-floor commercial spaces, representing a rare opportunity to acquire a half vacant, flexible-use asset with substantial value-add and redevelopment potential.

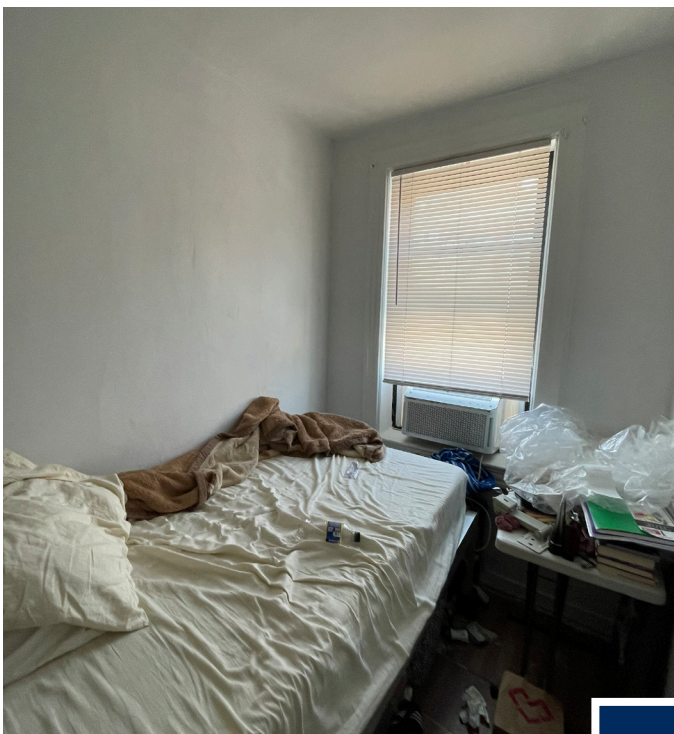
202 42nd Street is comprised of 1 apartment over a large commercial space. 204 42nd Street is comprised of 1 apartment over 1 commercial space. 206 42nd Street is a single-family rental building.

Spanning a combined lot size of approximately 50.26 feet by 100.17 feet, with M1-2 zoning, the property is suitable for a range of light manufacturing, commercial, or community facility uses. Moreover, its high-visibility corner position just eight blocks from the 36th Street [N, R, D] subway station offers convenient transit access to Manhattan, Downtown Brooklyn, and surrounding neighborhoods. The site also benefits from its proximity to Industry City, a 6-million-square-foot innovation and creative campus that continues to attract office, retail, and light manufacturing tenants.

INVESTMENT HIGHLIGHTS

- Mixed-Use Portfolio Consisting of Three Buildings on Corner Lot in Sunset Park
- Three Free Market Two-Bedroom Apartments and Two Commercial Spaces
- Half Vacant Property Provides Flexibility for Repositioning or Owner-Use
- M1-2 Zoning Offers Future Redevelopment or Expansion Opportunities
- High-Visibility Location at 42nd Street & 2nd Avenue
- Just 8 Blocks From 36th Street Subway Station ([N, R, D] Lines)
- Proximity to Industry City—One of Brooklyn’s Fastest-Growing Employment Hubs
- Potential to be Delivered Vacant



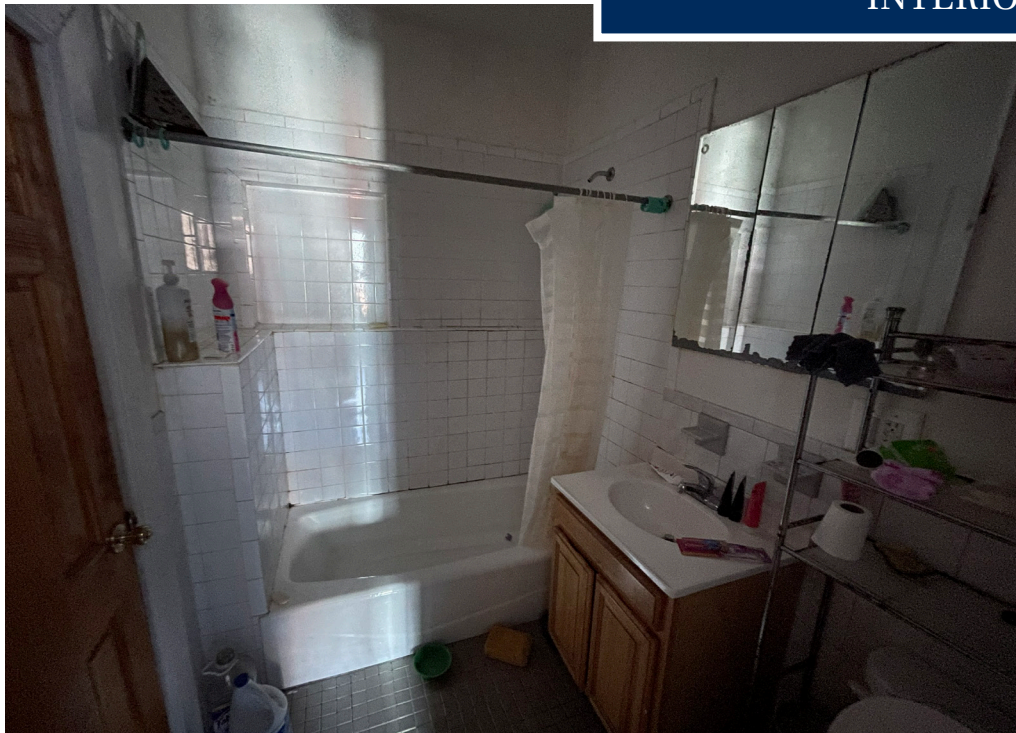


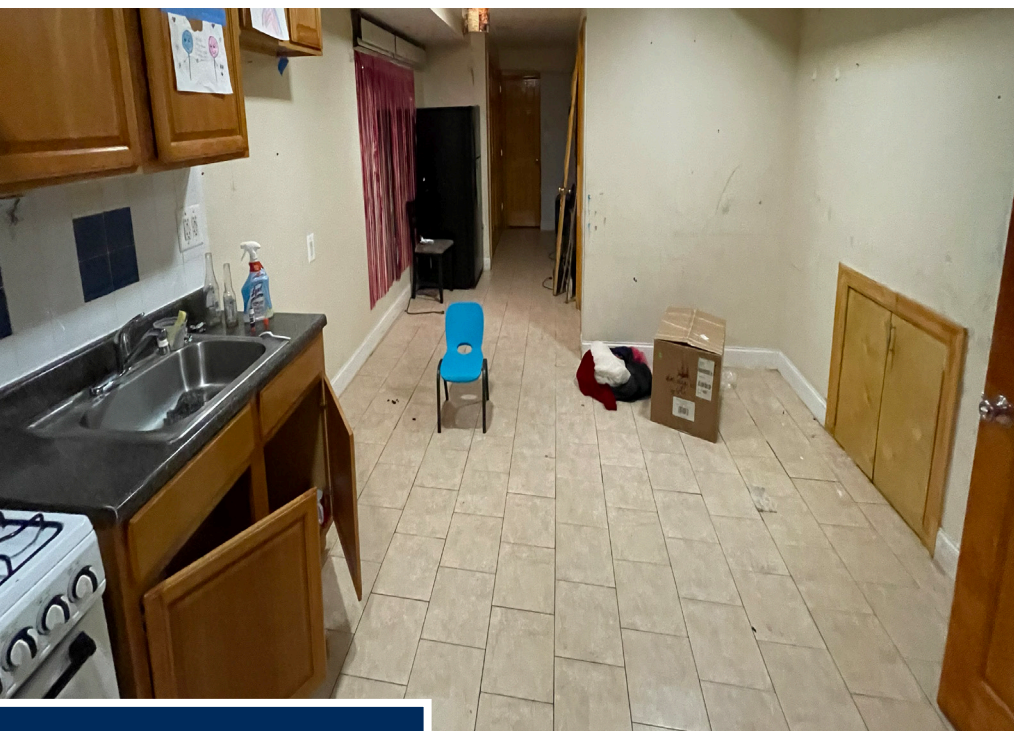
INTERIOR PHOTOS





INTERIOR PHOTOS





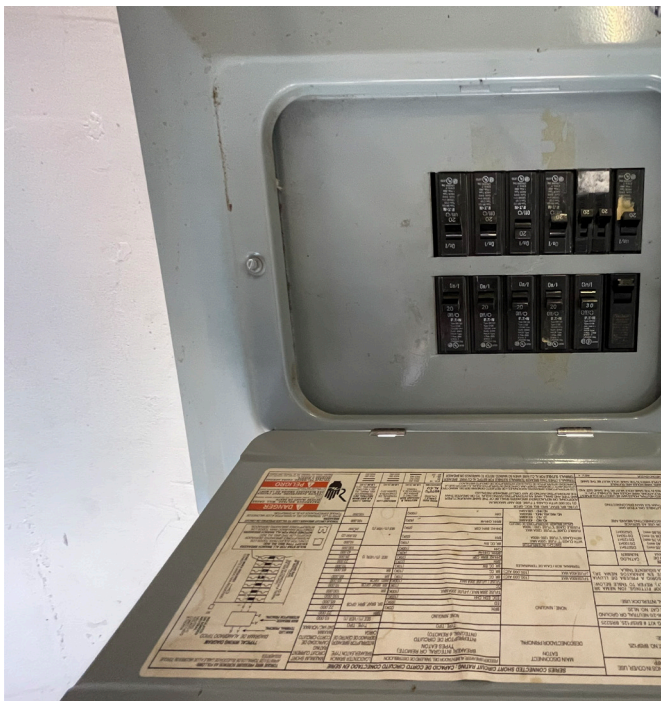
BASEMENT





MECHANICALS & BASEMENT





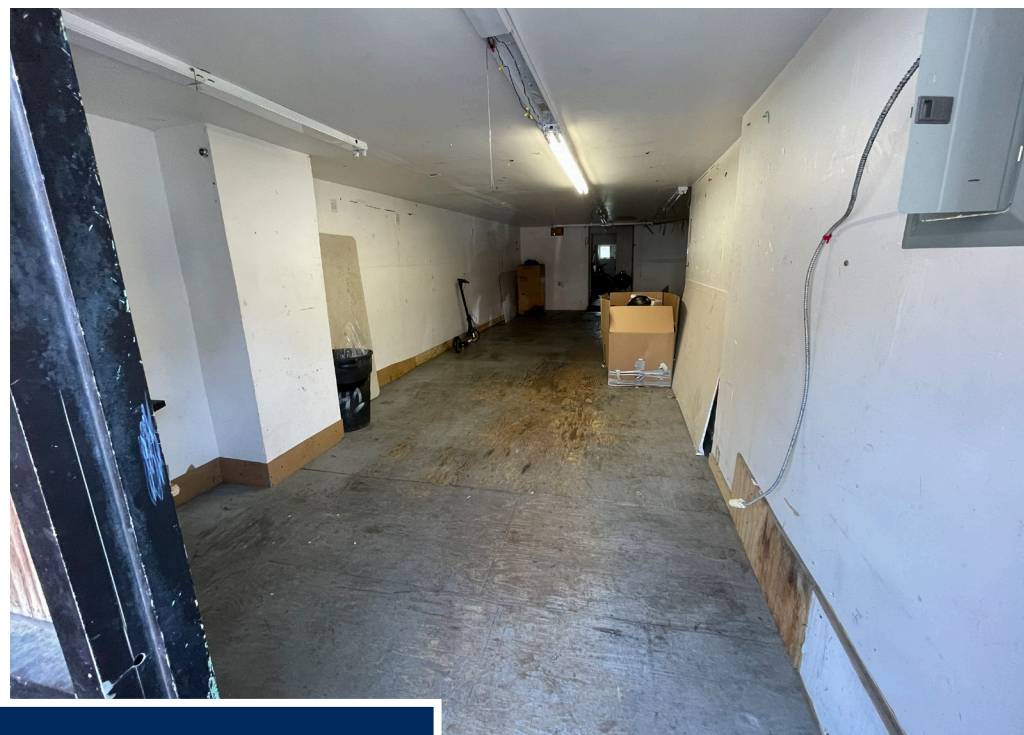
ELECTRICAL & BOILER





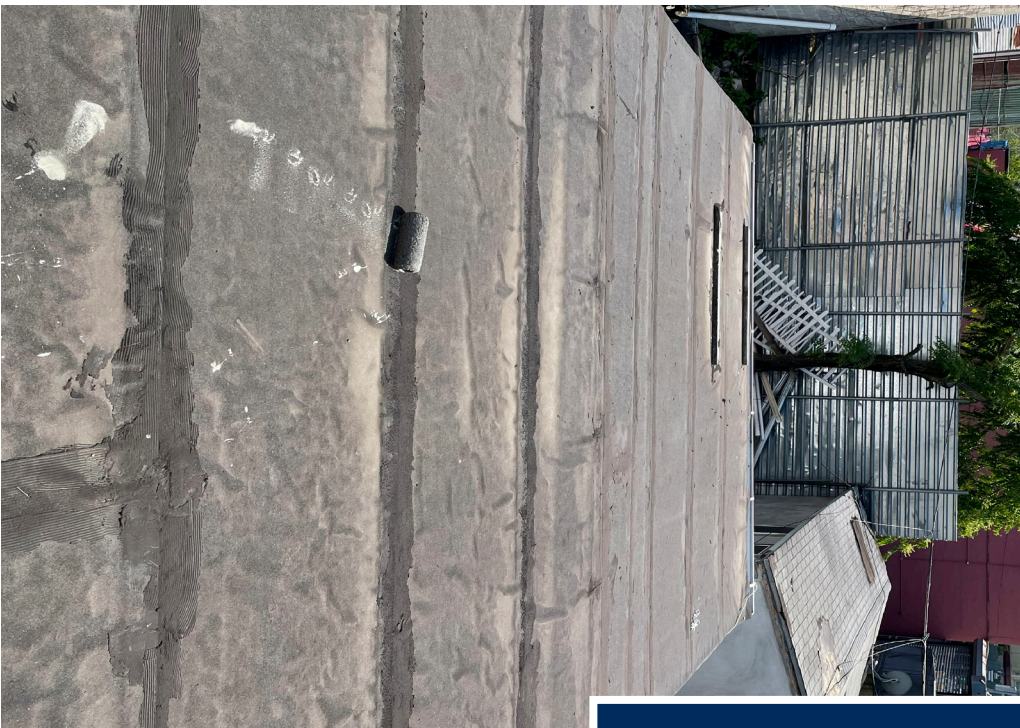
ENTRANCE & HALLWAYS





RETAIL





ROOF



RETAILER MAP

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