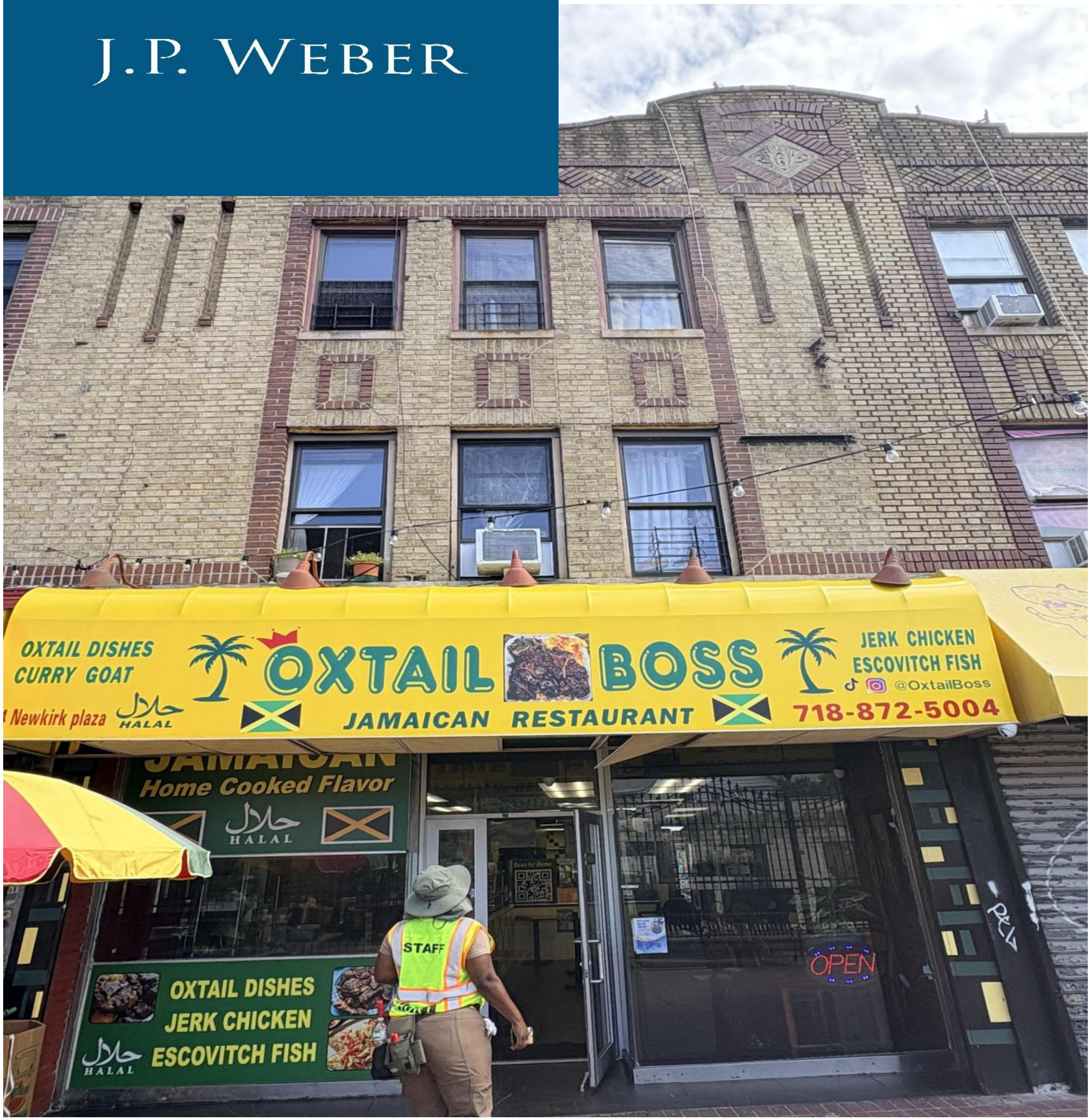
J.P. WEBER



4 Newkirk Plaza

Ditmas Park, Brooklyn

Exclusively Listed By:

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MIXED-USE FOR SALE

Executive Summary

OFFERING SUMMARY

Sale Price:	$1,900,000
Price / SF:	$565
Building Size:	3,400 SF
Taxes:	$7,442
Tax Class:	1
Zoning:	R6A, C2-4
Lot SF:	1,285

PROPERTY OVERVIEW

4 Newkirk Plaza offers a rare, income-producing mixed-use asset — two apartments and a ground-floor retail restaurant — sitting directly at the entrance of the Newkirk Plaza B/Q subway station in Ditmas Park/Flatbush, Brooklyn. The plaza sees over 10,000 visitors pass through daily, delivering exceptional built-in foot traffic and visibility for the retail tenant, while residents enjoy express B and all-times Q service straight into Manhattan. The surrounding Ditmas Park area is one of Brooklyn's most admired, transit-rich residential enclaves, anchoring strong long-term demand. This is a compelling combination of stable current income and upside in a supply-constrained, transit-anchored submarket.

MIXED-USE FOR SALE

Rent Roll

Commercial Income

Tenant Name	Status	Size	Actual Rents: Monthly Rent	Actual Rents: Annual Rent	Actual Rents: Rent/SF	Projected Rents: Monthly Rent	Projected Rents: Annual Rent	Projected Rents: Rent/SF
Carribean Restaurant	Occupied	1,008 sf	$8,000	$96,000	$95/sf	$8,240	$98,880	$98/sf
Total Commercial		**1,008 sf**	**$8,000**	**$96,000**	**$95/sf***	**$8,240**	**$98,880**	**$98/sf***

Residential Income

Unit	Status	Size	Type	# of Rooms	Actual Rents: Monthly Rent	Actual Rents: Annual Rent	Actual Rents: Rent/SF	Projected Rents: Monthly Rent	Projected Rents: Annual Rent	Projected Rents: Rent/SF
2nd Floor	Occupied - FM	1,008 sf	2-BDR	4 RM	$2,500	$30,000	$30/sf	$3,644	$43,728	$43/sf
3rd Floor	Vacant - FM	1,008 sf	2-BDR	4 RM	**$2,750**	$33,000	$33/sf	$3,644	$43,728	$43/sf
Total Residential	**2 units**	**2,016 sf**			**$5,250**	**$63,000**	**$31/sf***	**$7,288**	**$87,456**	**$43/sf***

Total	**3,024 sf**	**$13,250**	**$159,000**	**$15,528**	**$186,336**

(Average Price/SF)

MIXED-USE FOR SALE

Expenses and Investment Value

REVENUE			Actual Rents	Projected Rents
Gross Monthly Income			$13,250	$15,528
Gross Annual Income			$159,000	$186,336
Retail Tenant Reimbursements	60% Gas, Water, Insurance		$30,765	$30,765
Vacancy & Lease-Up Costs		3.0%	($4,770)	($5,590)
Effective Gross Income			$184,995	$211,511

EXPENSES (ESTIMATED)			Actual Exp.	Projected Exp.
Real Estate Taxes	$1.98 /sf		$7,442	$7,442
Insurance	$1,000 /unit		$12,390	$12,390
Water/Sewer	$750 /unit	*Tenants Pay*	$16,000	$16,000
Heat	$750 /unit	*Tenants Pay*	$15,500	$15,500
Electric	$0.25 /sf		$800	$800
Repairs and Maintenance	$750 /unit		$1,500	$1,500
Super	$300 /month		$3,600	$3,600
Management	3 %		$5,550	$1,746
Total Expenses	28%		$62,782	$58,978
** Per/Unit expenses are calculated using residential units only.*				
Net Operating Income			$122,213	$152,533

INVESTMENT ANALYSIS (CAPITALIZATION APPROACH)		
Value = Net Operating Income / Capitalization Rate		
Net Operating Income	$122,213	$152,533
Capitalization Rate	6.50%	8.00%
Asking Price =	**$1,900,000**	**$1,900,000**
Price/SF =	*$507*	*$507*