

CROWN HEIGHTS
CORNER MIX- USE BUILDING
USER OPPORTUNITY



844 ST JOHNS PLACE, BROOKLYN NEW YORK 11216

DESCRIPTION:

6 Units, 3 Story Walk up Apartment Building, located on the South East corner of Nostrand Avenue & St Johns Place. The buildings encompasses 3 Stores and 3 Apartments with a full cellar.

ADDRESS: 844 St Johns Place, Brooklyn New York 11216 aka 753-759A Nostrand Avenue

BLOCK/LOT : 01255-0004

ZONING: R6A, C2-4

UNUSED AIR RIGHTS: 1,504 SF

LOT SIZE: 21.67 x 97.75 FT

BLDG: 21.67 x 97.75 FT

GROSS BUILDING AREA: 4,850 SF

GROSS INCOME: **\$344,088.00**

EXPENSES:

<u>Expense</u>	<u>844 St Johns Place</u>
Yearly Real Estate Taxes	\$35,087.00
Water & Sewer	\$3,800.00
Insurance	\$9,561.05
Heat / Gas	\$6,384.70
Electric	\$1,092.00
Garbage/ Cleaning	\$1,200.00
Repairs and Maintenance	\$3,500.00
Management / Vacancy 4%	\$13,240.00
TOTAL:	\$73,864.75

TOTAL EXPENSES: **\$73,864.75**

NET OPERATING INCOME: **\$270,223.25**

All information furnished herein is deemed reliable but is not guaranteed and is subject to errors, omissions, changes, or withdrawal without notice. Prospective purchasers are advised to verify all information.

844 ST JOHNS PLACE RENT ROLL:

TENANT	MONTHLY RENT	<u>BED/ BATH</u>
The Corner Store (<i>Cafe/Bar</i>)	\$7,931.00	
Sheer Madness (<i>Hair Salon</i>)	\$2,500.00	
Colina Cuervo (<i>Restaurant / Café</i>)	\$6,643.00	
Apt #1	\$3,150.00	1 Bed/ 1 Bath
Apt #2	\$3,800.00	3 Bed / 1 Bath
Apt #3	\$4,650.00	4 Bed / 1 Bath

TOTAL MONTHLY INCOME: \$28,674.00

TOTAL YEARLY INCOME: \$344,088.00

ASKING PRICE: \$3,800,000

All information furnished herein is deemed reliable but is not guaranteed and is subject to errors, omissions, changes, or withdrawal without notice. Prospective purchasers are advised to verify all information.