



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale



85 Dumont Avenue



296 Legion Street



101 Belmont Avenue



3324 Tilden Avenue

# Mixed-Use Portfolio Sale

## 11% CAP proforma!

4 Buildings • 14,994 SF • Offered at **\$4,499,995**

East New York & Flatbush • Brooklyn, NY

**Shlomi Bagdadi**  
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3324 Tilden Avenue



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296 Legion Street

## Location Overview

**Flatbush** is a neighborhood in Brooklyn, New York with a population of 94,330 and is one of the best places to live in New York. Living in Flatbush offers residents a dense urban feel and most residents rent their homes. In Flatbush, there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Flatbush and residents tend to be liberal. The public schools in Flatbush are above average.

**East New York** consists of mixed properties but primarily semi-detached homes, two-to-four-family houses and multi-unit apartment buildings, including condominiums and co-ops. The total land area is one square mile. The area is also home to the East Brooklyn Industrial Park.

## Main Highlights

**Amazing opportunity** for seasoned investors and/or new entrepreneurs!

This portfolio consists of:

- ▶ 12 apartments
- ▶ 4 stores
- ▶ 1 parking garage.

All are located close to each other in **East Flatbush** and **East NY**.



14,994 SF

Total Portfolio Size



4

Number of Buildings



16

Units



6.39%

Cap Rate

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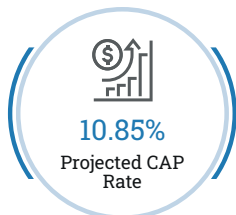
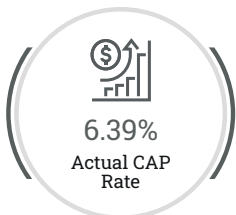
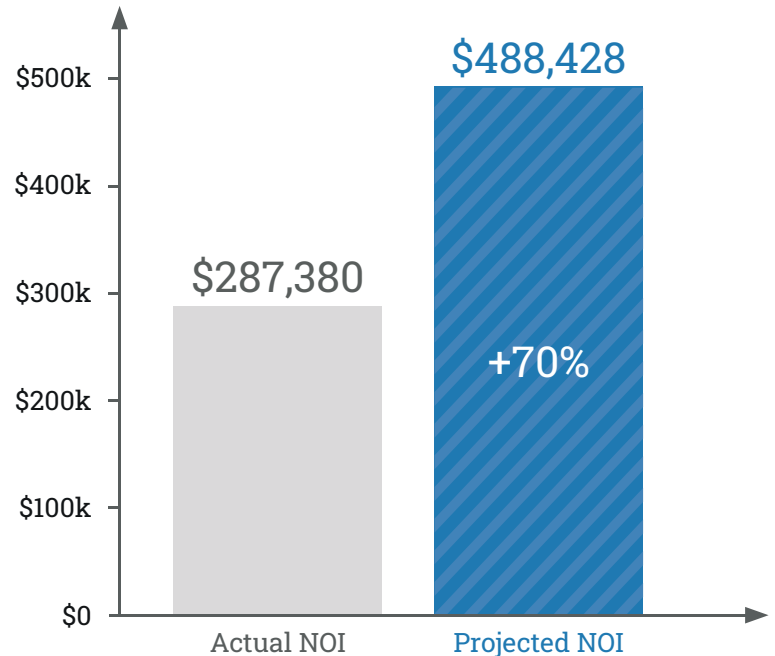
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## Rent Roll Breakdown

Tenant	# of Units	SF	Actual Base Rent		Projected Base Rent	
			Per Yr.	Per SF	Per Yr.	Per SF
3324 Tilden Ave	6	4,550	\$120,480	\$26.48	\$178,800	\$39.30
101 Belmont Ave	3	3,000	\$73,572	\$24.52	\$120,000	\$40.00
85 Dumont Ave	3	1,344	\$44,400	\$33.04	\$73,200	\$54.46
296 Legion St	4	6,100	\$102,900	\$16.87	\$170,400	\$27.93
<b>Totals</b>	<b>16</b>	<b>14,994</b>	<b>\$341,352</b>	<b>\$22.77</b>	<b>\$542,400</b>	<b>\$36.17</b>

## Operating Expenses

3324 Tilden Ave	\$22,039
101 Belmont Ave	\$7,127
85 Dumont Ave	\$11,896
296 Legion St	\$12,910
<b>Total Expenses</b>	<b>\$53,972</b>



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**5**  Residential Units

**1**  Store Unit

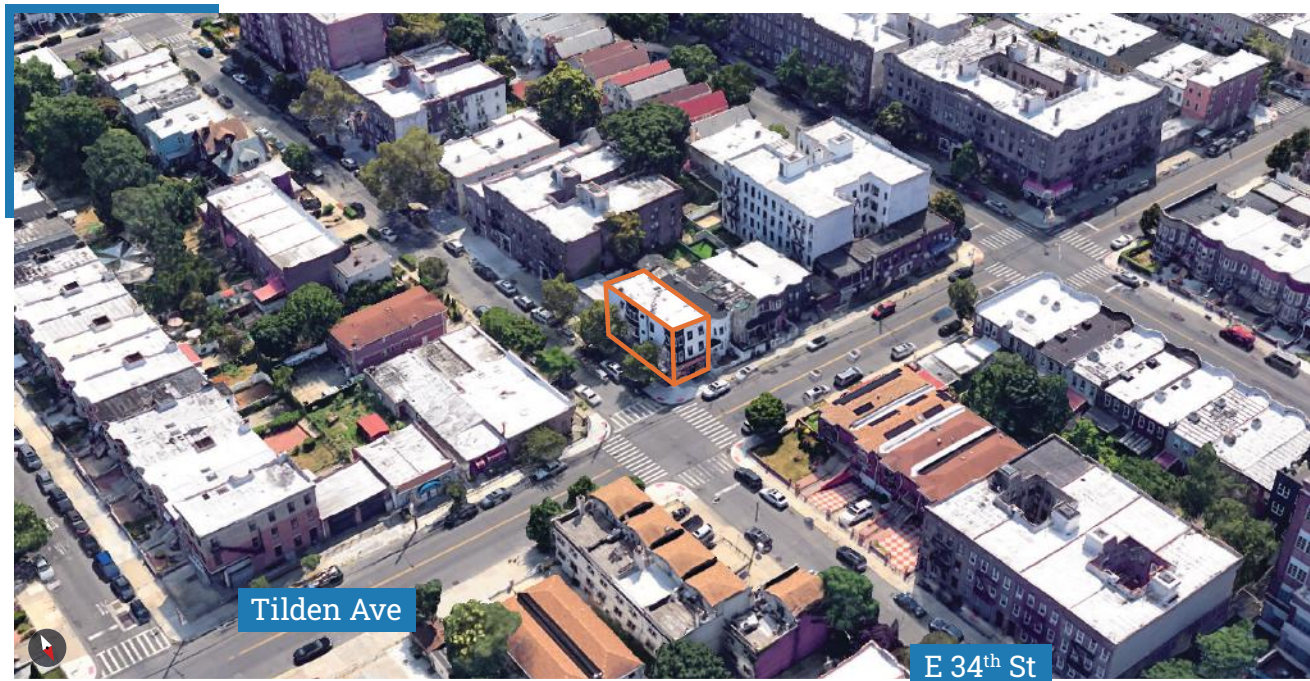
**1**  Garage

**4,550 SF**  
Building Size

**1,868 SF**  
Lot Size

**R4**  
Zoning

**0.75**  
FAR



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**2**  Residential Units

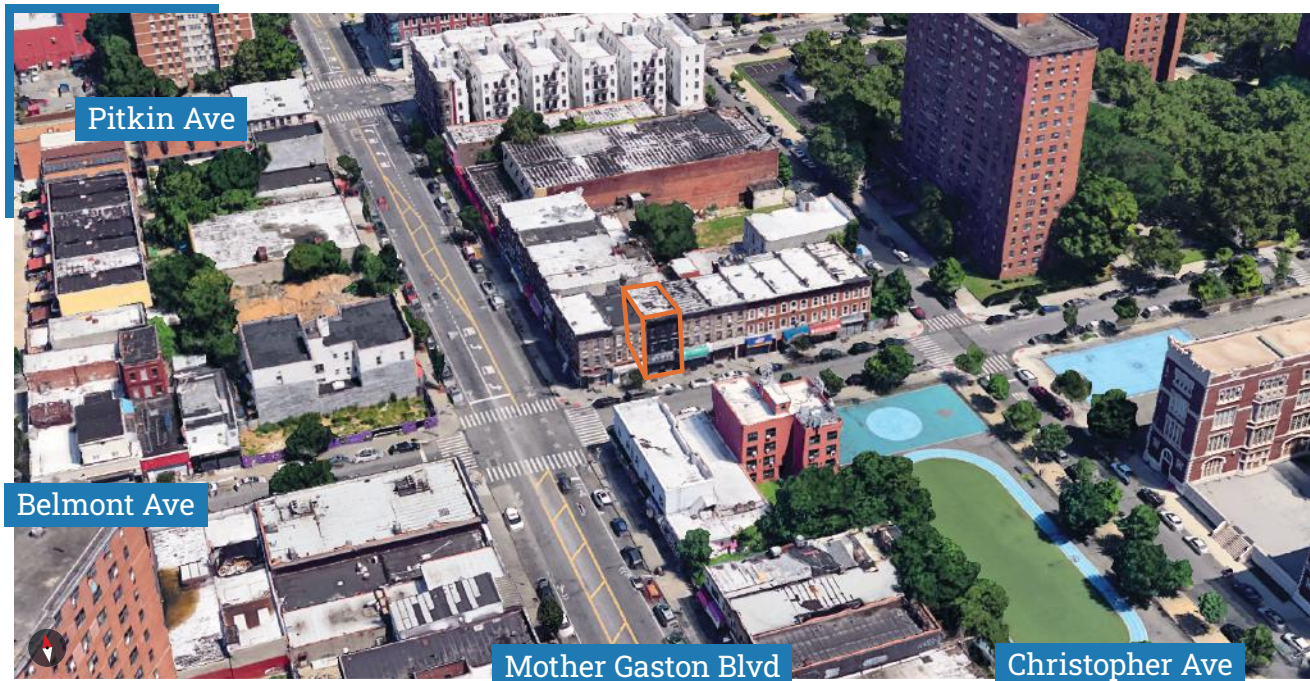
**1**  Store Unit

**3,000 SF**  
Building Size

**1,000 SF**  
Lot Size

**R6, C1-3**  
overlay  
Zoning

**2.0**  
FAR



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2  Residential Units

1  Store Unit

1,344 SF  
Building Size

776 SF  
Lot Size

R6, C1-3  
overlay  
Zoning

2.0  
FAR



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# #4 Property Overview

296 Legion St, Brooklyn, NY



3  Residential Units

1  Store Unit

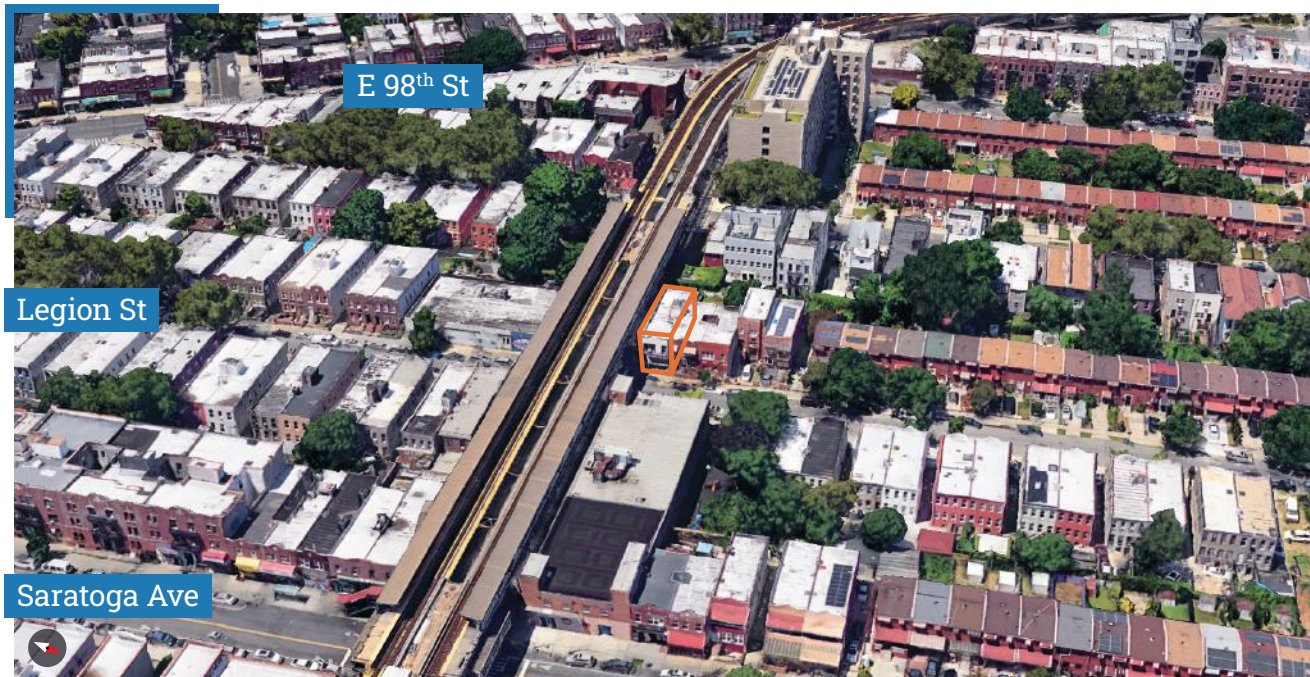
1  Garage

6,100 SF  
Building Size

2,000 SF  
Lot Size

R6, C2-3  
overlay  
Zoning

2.0  
FAR



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