

858 FULTON STREET, BROOKLYN, NY 11238

EXCLUSIVE OFFERING MEMORANDUM

Corner Mixed Use Property For Sale



IPRG

858 FULTON STREET, BROOKLYN, NY 11238

IPRG MIXED-USE PROPERTY FOR SALE

858 FULTON STREET, BROOKLYN, NY 11238

CORNER, MIXED-USE PROPERTY FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Adam Lobel	Toby Waring
President	Founding Partner	Founding Partner	Partner
718.360.8802	718.360.8803	718.360.8815	718.360.8837
derek@iprg.com	luke@iprg.com	adam@iprg.com	twaring@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

858 FULTON STREET





OFFERING PRICE

\$6,000,000

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store
of Units

4,695
Approx. SF

6.44%
Current Cap Rate

\$2,000,000
Price/Unit

\$1,278
Price/SF

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INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
2nd Floor	3 Bedrooms / 1.5 Bathrooms	\$5,500	6/30/2027
3rd Floor	3 Bedrooms / 1.5 Bathrooms	\$5,500	6/30/2027
Retail/ Cloudz Corp.	Ground Floor Retail	\$25,000	10/21/2035
Storage		\$-	4/28/2026
	MONTHLY:	\$36,000	
	ANNUALLY:	\$432,000	

	CURRENT
GROSS OPERATING INCOME:	\$ 432,000
VACANCY/COLLECTION LOSS (2%):	\$ (8,640)
EFFECTIVE GROSS INCOME:	\$ 423,360
REAL ESTATE TAXES (CLASS 1):	\$ (10,040)
HEAT:	\$ (2,500)
WATER AND SEWER:	\$ (2,000)
INSURANCE:	\$ (7,000)
COMMON AREA ELECTRIC:	\$ (1,200)
REPAIRS & MAINTENANCE:	\$ (1,500)
MANAGEMENT (3%):	\$ (12,701)
TOTAL EXPENSES:	\$ (36,941)
NET OPERATING INCOME:	\$ 386,419

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 858 Fulton Street. Located at the corner of Fulton Street and Clinton Avenue in Clinton Hill, Brooklyn.

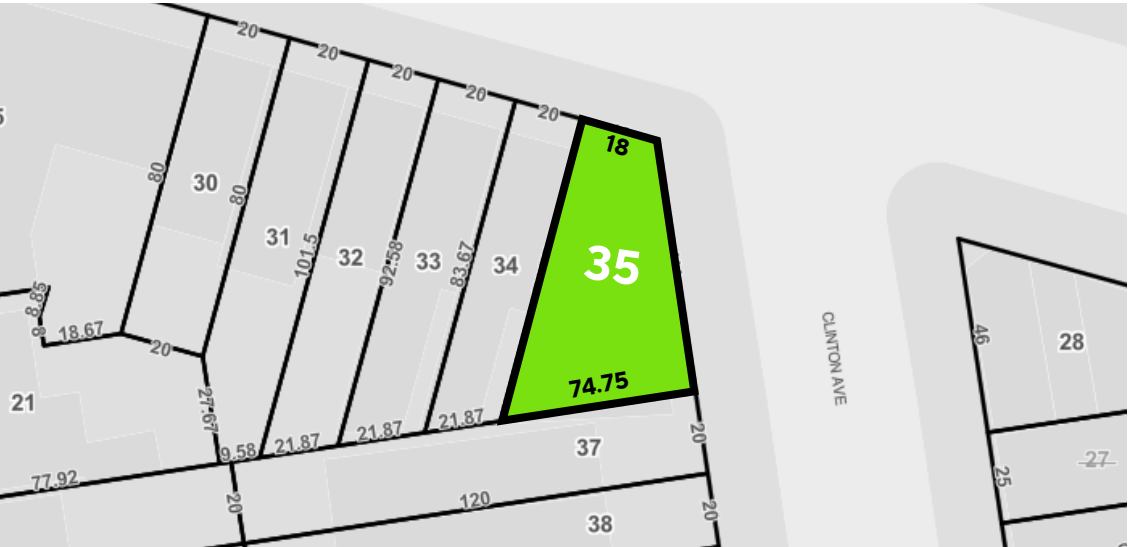
The property offers 2 apartments and 1 store and additional storage space. The property is built 20 ft x 45 ft, offering approximately 4,695 square feet. 858 Fulton Street sits on a 18.67 ft x 74.75 ft lot.

The property is a block away from the A & C subway line at the Clinton-Washington Avenue station.

BUILDING INFORMATION

BLOCK & LOT:	02010-0035
NEIGHBORHOOD:	Clinton Hill
CROSS STREETS:	Clinton Avenue & Vanderbilt Avenue
BUILDING DIMENSIONS:	20 ft x 45 ft
LOT DIMENSIONS:	18 ft x 74.75 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	4,695 SF
ZONING:	R7A, C2-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	Class 1 : \$10,040

TAX MAP



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PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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