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WINDSOR TERRACE  
1283 Prospect Avenue  
Brooklyn, NY 11218

ADDRESS: 1644 Bath Avenue Brooklyn, NY 11214

LOT SIZE: 25 X 100

BUILDING SIZE: 25 X 48

NO. OF APARTMENTS: 2 NO. OF STORES: 1 NO. OF PARKING SPOTS: 4

Projected Income: \$156,000

EXPENSE BREAKDOWN:

EXPENSES: \$23,090

TAXES: \$8,540

Projected Net Income: \$132,910

WATER & SEWER: \$1,750

Projected Cap Rate: 6.65%

FUEL (type): \$4,000

UTILITIES (Light): \$900

INSURANCE: \$7,900

PRICE: \$1,998,000

TERMS: **Buyer needs to occupy store and use 2 parking spaces for 6 months after the sale of the property.**

<u>APT NO.</u>	<u>CURRENT RENT</u>	<u>PROJECTED RENT</u>	<u>NO. OF ROOMS</u>	<u>LEASE EXPIRATION</u>
1	\$3,050	\$3,200	2BR	M to M
2	\$2,200	\$3,200	2BR	M to M

**TOTALS: Projected Monthly: \$6,400 Projected Annually: \$76,800**

#### COMMERCIAL SPACE

<u>STORE</u>	<u>RENT</u>	<u>SQFT</u>
4 Parking spaces	\$400 each spot	
1 Store	\$5000	1,200sqft

**TOTALS: Project Monthly: \$6,600 Projected Annually: \$79,200**