

**18 BRIGHTON 4 TERRACE, BROOKLYN, NY 11235**

**IPRG**

**EXCLUSIVE OFFERING MEMORANDUM**



**Renovated Free Market 4 Unit Building with Basement Units in Prime Brighton Beach**

18 BRIGHTON 4 TERRACE, BROOKLYN, NY 11235



RENOVATED FREE MARKET 4 UNIT BUILDING WITH BASEMENT UNITS IN PRIME BRIGHTON BEACH

18 BRIGHTON 4 TERRACE, BROOKLYN, NY 11235

RENOVATED FREE MARKET 4 UNIT BUILDING WITH BASEMENT UNITS IN PRIME BRIGHTON BEACH **FOR SALE**

## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

|                        |                       |                   |                    |
|------------------------|-----------------------|-------------------|--------------------|
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## INVESTMENT PRICING

18 BRIGHTON 4TH TERRACE





## OFFERING PRICE

# \$1,600,000

## INVESTMENT HIGHLIGHTS

4 Apartments  
# of Units

3,800  
Approx. SF

4.67%  
Current Cap Rate

5.53%  
Pro Forma Cap Rate

\$400,000  
Price/Unit

\$421  
Price/SF

14.53x  
Current GRM

12.82x  
Pro Forma GRM

# 18 BRIGHTON 4 TERRACE, BROOKLYN, NY 11235

## INCOME & EXPENSES

RENOVATED FREE MARKET 4 UNIT BUILDING WITH BASEMENT UNITS IN PRIME BRIGHTON BEACH **FOR SALE**

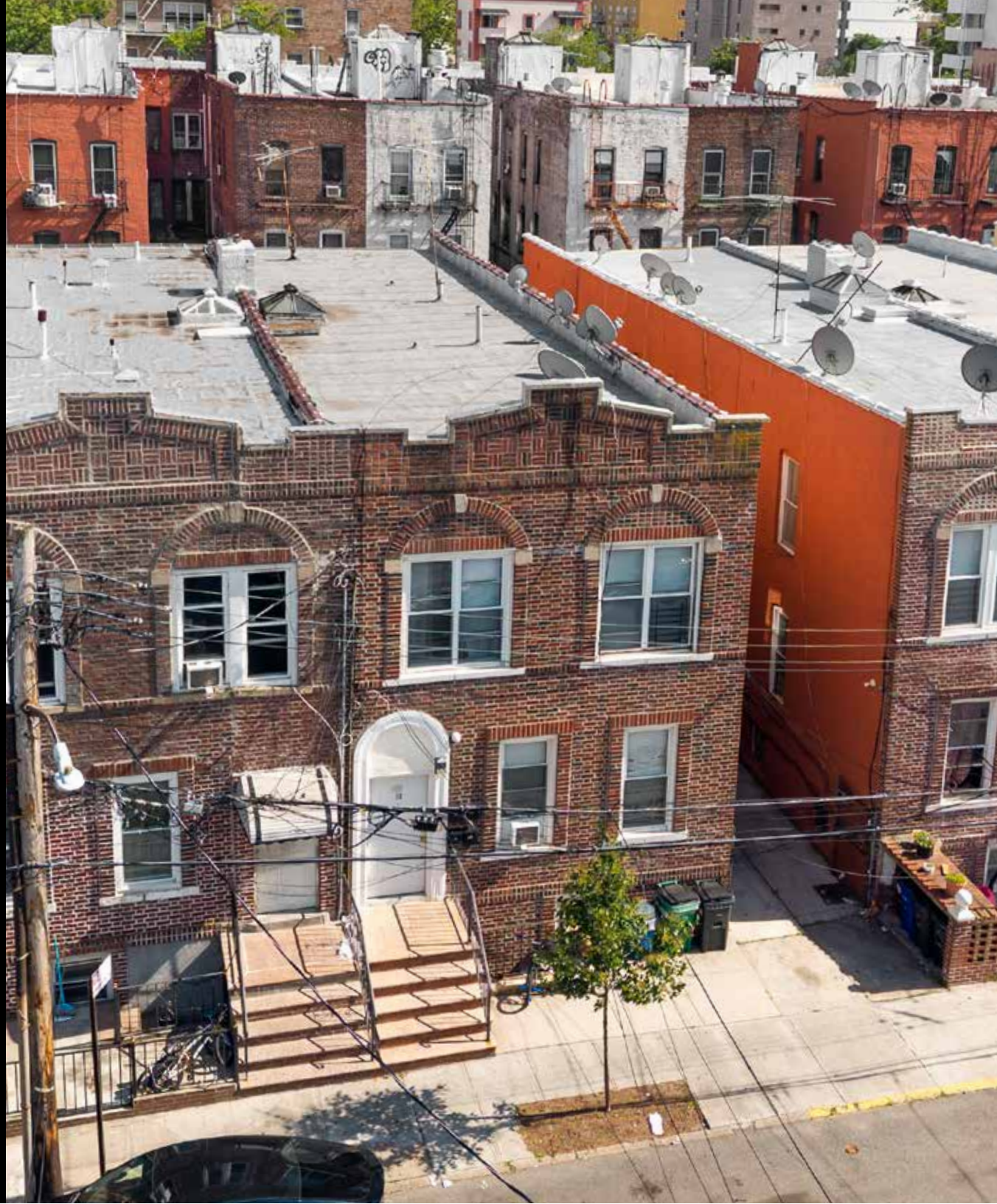
| UNIT    | TYPE          | APPROX. SF | CURRENT   | PRO FORMA        | CURRENT RPSF | PF RPSF | STATUS | LEASE EXP. |
|---------|---------------|------------|-----------|------------------|--------------|---------|--------|------------|
| 1F      | 2 BR / 1.5 BA | 950        | \$2,500   | \$2,750          | \$32         | \$35    | FM     | 6/30/2027  |
| 1R      | 1 BR / 1 BA   | 950        | \$1,825   | \$2,000          | \$23         | \$25    | FM     | 7/31/2026  |
| 2F      | 2 BR / 1.5 BA | 950        | \$2,500   | \$2,750          | \$32         | \$35    | FM     | 7/31/2026  |
| 2R      | 2 BR / 1.5 BA | 950        | \$2,350   | \$2,600          | \$30         | \$33    | FM     | 7/31/2026  |
| Parking |               |            |           | \$300            |              |         |        |            |
|         |               |            | MONTHLY:  | \$9,175          |              |         |        |            |
|         |               |            | ANNUALLY: | <b>\$110,100</b> |              |         |        |            |
|         |               |            |           | \$10,400         |              |         |        |            |
|         |               |            |           | <b>\$124,800</b> |              |         |        |            |

|                               | CURRENT          | PRO FORMA        |
|-------------------------------|------------------|------------------|
| GROSS OPERATING INCOME:       | \$ 110,100       | \$ 124,800       |
| VACANCY/COLLECTION LOSS (2%): | \$ (2,202)       | \$ (2,496)       |
| EFFECTIVE GROSS INCOME:       | \$ 107,898       | \$ 122,304       |
| REAL ESTATE TAXES (2A):       | \$ (14,712)      | \$ (14,712)      |
| FUEL:                         | \$ 0             | \$ 0             |
| WATER AND SEWER:              | \$ (3,600)       | \$ (3,600)       |
| INSURANCE:                    | \$ (6,100)       | \$ (6,100)       |
| COMMON AREA ELECTRIC:         | \$ (500)         | \$ (500)         |
| REPAIRS & MAINTENANCE:        | \$ (4,000)       | \$ (4,000)       |
| MANAGEMENT (4%):              | \$ (4,316)       | \$ (4,892)       |
| TOTAL EXPENSES:               | \$ (33,228)      | \$ (33,804)      |
| <b>NET OPERATING INCOME:</b>  | <b>\$ 74,670</b> | <b>\$ 88,500</b> |

# IPRG

## PROPERTY INFORMATION

18 BRIGHTON 4 TERRACE



# 18 BRIGHTON 4 TERRACE, BROOKLYN, NY 11235

## INVESTMENT SUMMARY

### RENOVATED FREE MARKET 4 UNIT BUILDING WITH BASEMENT UNITS IN PRIME BRIGHTON BEACH **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 18 Brighton 4 Ter, Brooklyn, NY 11235.

The subject property is a fully renovated brick semi-detached 4-family building in the heart of Brighton Beach, Brooklyn.

The property offers three spacious 2-bedroom, 1.5-bathroom units and one 1-bedroom unit, all with free market rents. Each unit features modern kitchens, updated bathrooms, and its own dedicated Navien boiler and tankless water heater. Tenants pay their own fuel and hot water, which significantly reduces operating expenses for the owner.

The building also includes a full finished basement with strong potential to convert the property into a legal 5-family home. Additional upside exists with the potential to charge for parking.

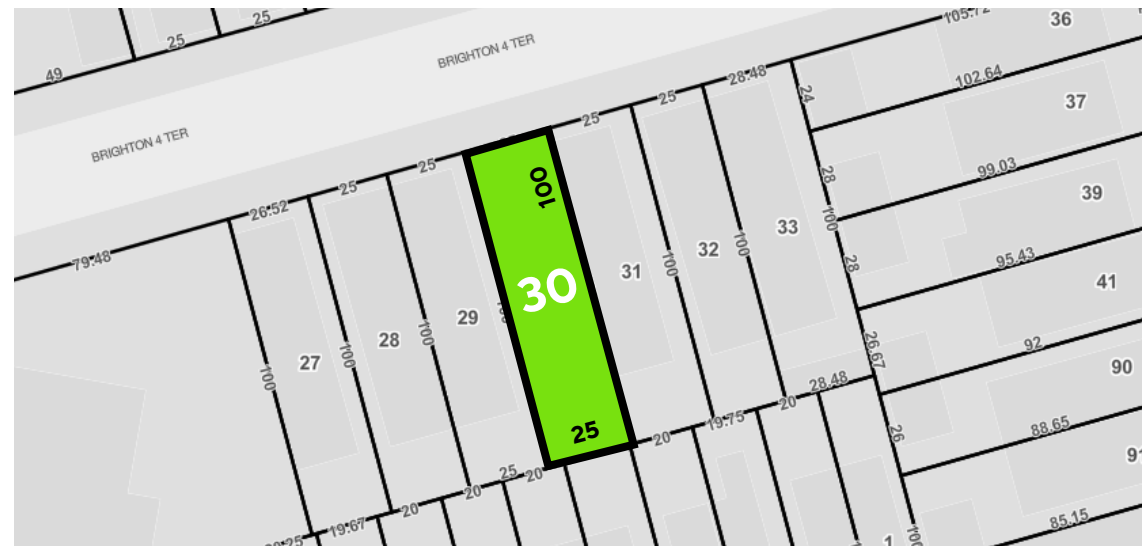
The property is located within walking distance to the B and Q trains at Brighton Beach Subway Station, the F train at Neptune Avenue, and the Q train at Ocean Parkway Station, as well as close proximity to the beach, boardwalk, and Belt Parkway.

This turnkey income-producing property is ideal for investors or end-users seeking strong rental income in a prime coastal Brooklyn location.

## BUILDING INFORMATION

|                           |                                 |
|---------------------------|---------------------------------|
| BLOCK & LOT:              | 07262-0030                      |
| NEIGHBORHOOD:             | Brighton Beach                  |
| CROSS STREETS:            | Brighton 4 St & Brighton 6th St |
| BUILDING DIMENSIONS:      | 20.5 ft x 76 ft                 |
| LOT DIMENSIONS:           | 25 ft x 100 ft                  |
| # OF UNITS:               | 4 Apts                          |
| APPROX. TOTAL SF:         | 3,800                           |
| ZONING:                   | R6                              |
| FAR:                      | 2.2                             |
| TAX CLASS / ANNUAL TAXES: | Class 2A / \$14,712             |

## TAX MAP



# 18 BRIGHTON 4 TERRACE, BROOKLYN, NY 11235

RENOVATED FREE MARKET 4 UNIT BUILDING WITH BASEMENT UNITS IN PRIME BRIGHTON BEACH **FOR SALE**

PROPERTY MAP



# 18 BRIGHTON 4 TERRACE, BROOKLYN, NY 11235

PROPERTY PHOTOS

RENOVATED FREE MARKET 4 UNIT BUILDING WITH BASEMENT UNITS IN PRIME BRIGHTON BEACH **FOR SALE**



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INTERIOR PHOTOS





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