



**197 Nassau Avenue,
Brooklyn NY 11222**

Asking price: \$3,950,000

PROPERTY INFORMATION:

Total units: 6 unit / 2 stores Mixed Use
Property SF: 4350SF
Additional FAR: 650SF (Max Allowed 5000SF)
Lot: 25x100
Zoning: R6B, C2-4

Rent Roll 2026

Unit:	Monthly rent:	Use description:
1A	\$2,200	Art studio Commercial
1B	\$2,445	Art studio Commercial
1R	\$2,600	Alcove 1BR
1L	\$2,900	Alcove 1BR
2R	\$3,348	2BR
2L	\$3,750	2BR
3R	\$4,450	3BR
3L	\$4,750	3BR
ADDITIONAL INCOME:	\$120	Laundry in basement

Total Gross Income per month: \$27,883
Total Gross Income per annual: \$318,756

Rough Expenses:

Electricity: \$2,500
Insurance: \$5,000
Water: \$4,500
Gas: \$4,500
Taxes: \$15,979

Total expenses: \$32,476

Total Net Income Per annual: \$286,277
Cap Rate: 7.5%