Prime Bushwick: Turnkey Equity Position in 7 Building Portfolio

MNS
REAL IMPACT REAL ESTATE

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Address:	36 Wilson	286 Stanhope	369 Menahan	1399 Greene	297 Troutman	184 Noll	311 Troutman
Description:	Mixed-Use Walkup	Elevator Mixed-Use	Multi-Family Walkup	Multi-Family Walkup	Multi-Family Walkup	Elevator Mixed-Use	Multi-Family Walkup
Block / Lot:	3157-27	3270-7501	3311-47	3290-53	3175-46	3155-7501	3175-40
Zoning:	R6	R6	R6	R6	R6	R6	R6
FAR	2.43	2.43	2.43	2.43	2.43	2.43	2.43
Lot Size:	25' x 100'	75' x 100'	24' x 100'	25' x 98.25'	25' x 100'	75' x 100'	25' x 100'
Building Size	25' x 58'	75' x 59'	24' x 55'	25' x 63'	25' x 65'	75' x 65'	25' x 65'
Available Air Rights	1725 SF	N/A	1872 SF	500 SF	N/A	N/A	N/A
Stories:	3	5	3	4	4	6	4
Residential Units:	6	23	6	6	8	32	8
Community Units		3				4	
Parking Spaces	3	12				16	
Assessment (13/14):	$73,754.00	$417,8000	$41,137.00	$52,971.00	$58,440.00	$1,975,000	$58,440.00
Taxes (13/14):	$9,721.51	$9,871.00	$5,422.27	$6,982.11	$7,702.98	$15,256.00	$7,702.98

MNS Investment Sales & Advisory has been exclusively retained to offer for sale significant equity interest in a 7 building, 89 unit portfolio in the Bushwick section of Brooklyn. The buildings are within the immediate vicinity of the L, J & M trains. Additionally, all 7 buildings are within walking distance to numerous commercial, retail and hospitality sections of the neighborhood. 90% equity positions are being sold in five of the seven buildings. The other buildings, 286 Stanhope and 184 Noll, levered minority positions of 25% and 16% are being offered. The combined annual net income of the portfolio for 2013-2014 is $804,307 with a combined, in place cap rate of 5.75%. This turnkey operation is a tremendous opportunity to gain instant exposure in one of Brooklyn's most sought after investment neighborhoods.

For More Information Please Contact:
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ASKING PRICE: $14,000,000

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN