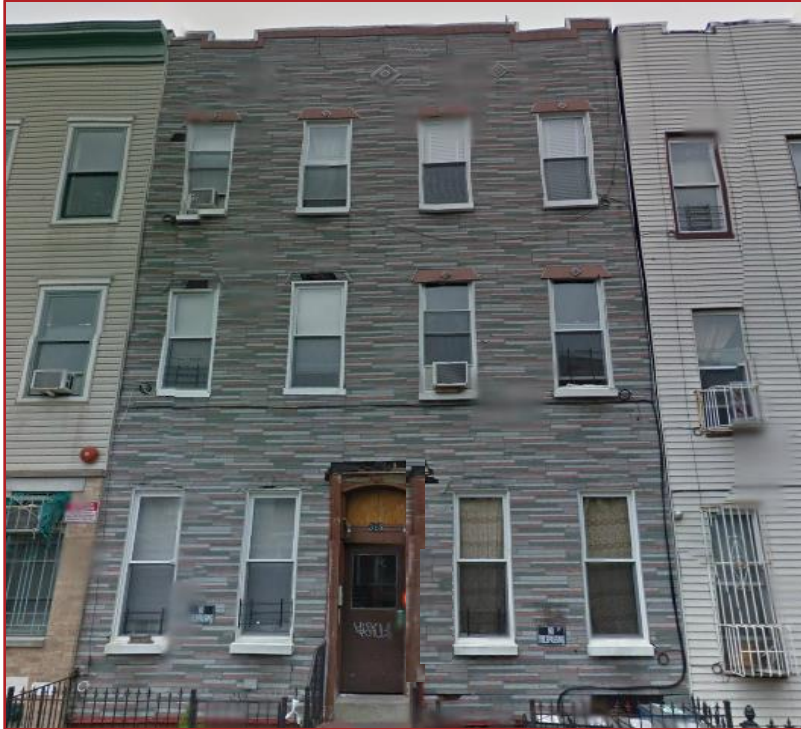


Prime Bushwick Multifamily Building For Sale

315 Melrose Street, Brooklyn, NY 11237



PROPERTY OVERVIEW

BLOCK & LOT:	3158-49
RESIDENTIAL SF:	4,125
BUILDING DIMENSIONS:	25' x 55'
UNITS (Residential):	6
ZONING:	R6
FAR:	2.43
LOT DIMENSIONS:	25' X 100'
LOT AREA:	2,500 SF
AVAILABLE AIR RIGHTS:	1,950 SF
GROSS ANNUAL INCOME:	\$73,322.28
ANNUAL EXPENSES:	(\$27,042)
NOI:	\$46,280.39

PROPERTY HIGHLIGHTS

- 315 Melrose is a 6 unit, 3 story walkup, turnkey investment property in the flourishing Bushwick section of Brooklyn.
- Five units are rent stabilized and one unit just opened up. This makes way for a large increase in annual income; with rental comps showing approx. \$55 SF this asset has a tremendous financial upside.
- 2 L Train stops are located 5 blocks away. Morgan Ave. to the north and Jefferson. to the east.
- Located 3 blocks away from Maria Hernandez Park. A nearly 7 acre recreational treasure.
- 315 Melrose is a Bushwick asset with tremendous upsides. You're steps away from the L Train as well as Maria Hernandez Park. To the south, Myrtle Avenue serves the communities retail and commercial needs. To the north, the converted industrial enclave that defines Bushwick. Hip coffee shops, lofted art studios and off-the-grid boutiques.

Asking Price: \$1,150,000

S. David Behin
Partner/President
Investment Sales & Advisory
sdb@mns.com -212.475.9000

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

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Aerial View of the Surrounding Area



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