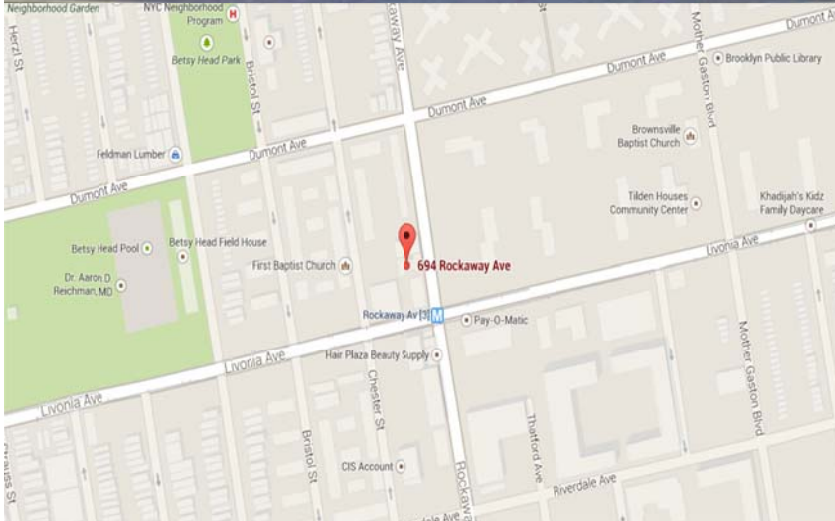


21 Units Plus 2 Storefronts for Sale 694 Rockaway Ave. Brooklyn NY 11212



PROPERTY & BUILDING OVERVIEW

BLOCK & LOT:	03575-0055
ZONING:	R6
FAR:	3.56
STORIES:	4 (+ cellar)
UNITS:	21
PARKING SPACES:	0
BUILT:	1930
BUILDING DIMENSIONS:	50' X 89'
RESIDENTIAL SF:	17,800
LOT AREA:	5,000 SF
LOT DIMENSIONS:	50' X 100'
RESIDENTIAL & PARKING INCOME:	\$369,876
PROPERTY TAXES:	(\$24,971)
EXPENSES:	(\$76,227)
NOI:	\$268,678

PROPERTY HIGHLIGHTS

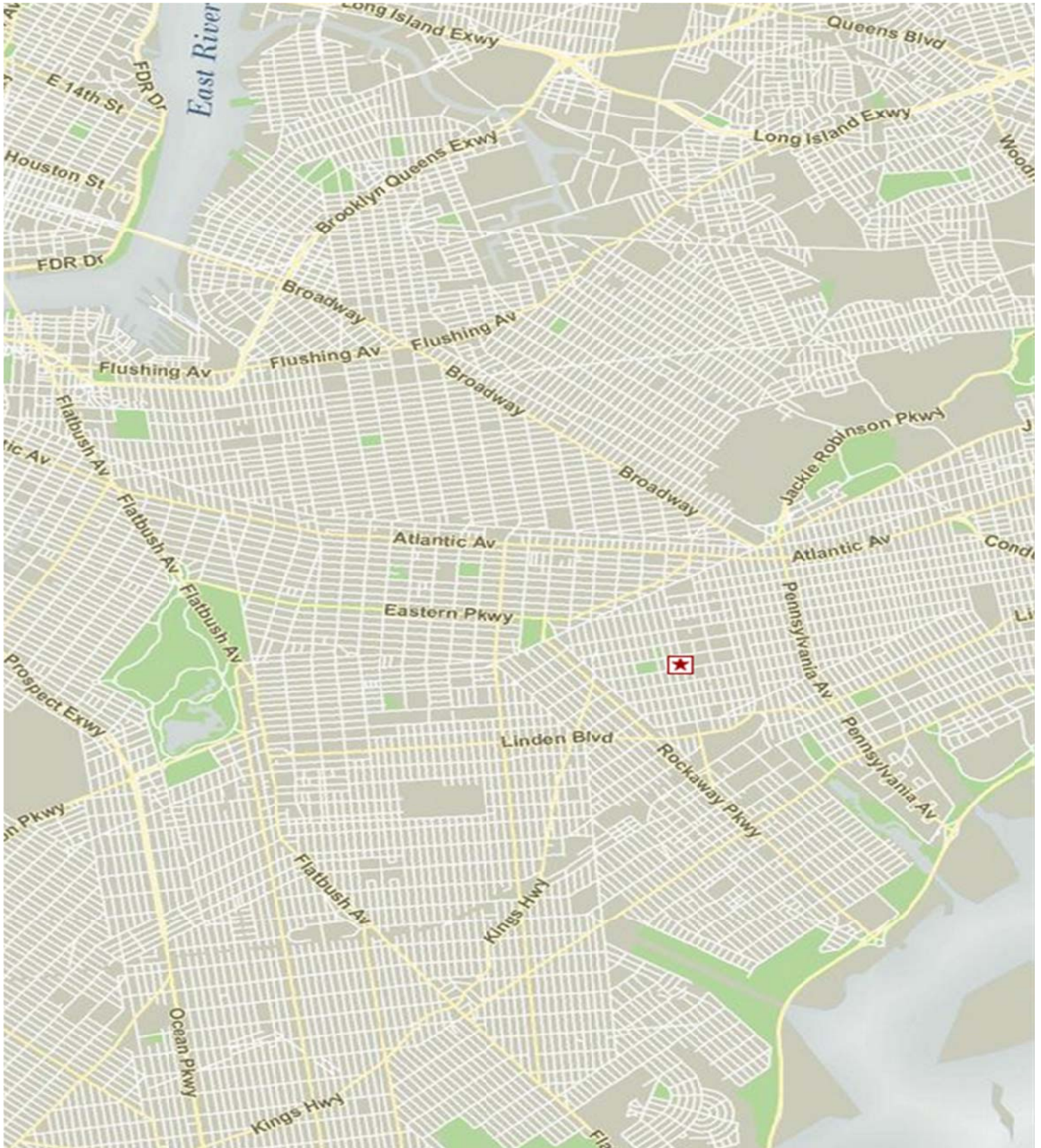
At just over \$200/ft., this 21 unit building with 2 storefronts is one of the most attractive investments in developing Brooklyn. The subject property was gut renovated in 2005 and received all new mechanicals, roof, plumbing, electric, and windows. Currently selling at a 7% cap rate, there is a significant upside in rental increases.

Located in an up and coming section of Brooklyn, 694 Rockaway is within close proximity to retail on Pitkin Ave, just steps away from the 2, 3, 4, 5 Lines at Rockaway Ave, and close to the newly transformed Betsy Head Park and Pool.

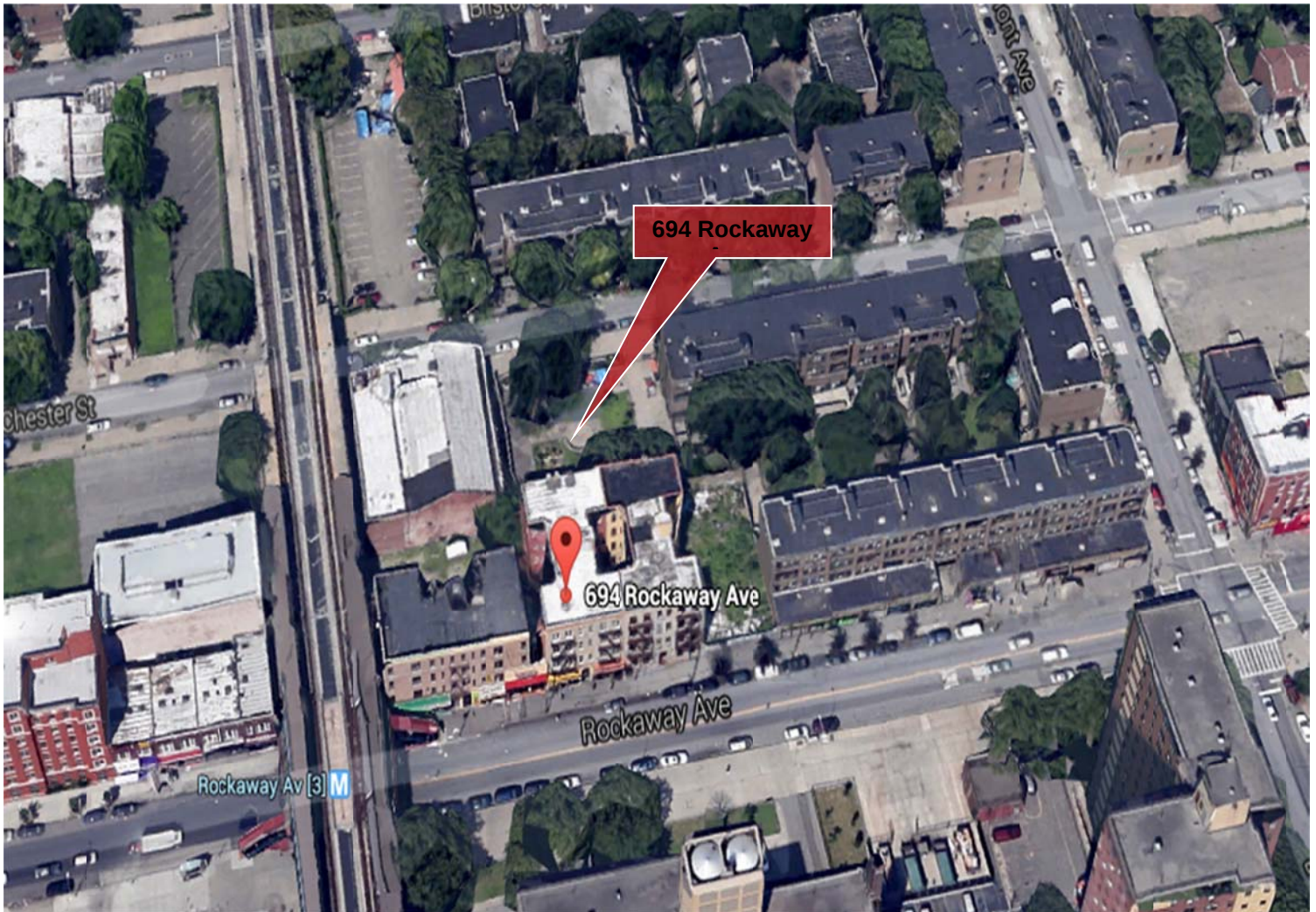
Asking: \$3,800,000

Justin S. Daly | Associate
MNS
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Aerial View of the Surrounding Area



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