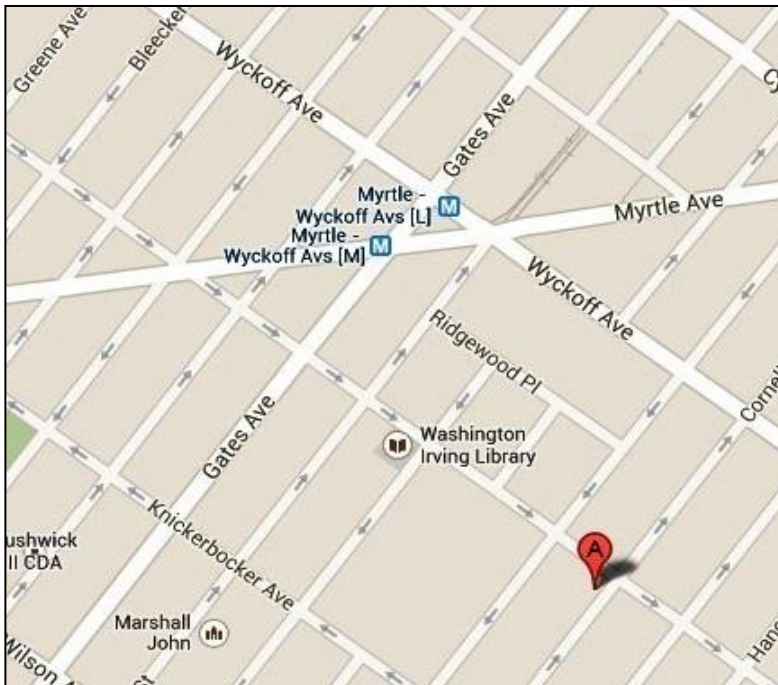


Prime Bushwick - 4 Unit Multifamily For Sale
All Units Free Market & 30% Undervalued
440 Irving Avenue, Brooklyn, NY 11237



BUILDING & PROPERTY SUMMARY

BLOCK & LOT:	3798-42
ZONING:	R6
FAR:	2.43
LOT SIZE:	1,900 SF
BUILDING SIZE:	4,300 SF
RESIDENTIAL UNITS:	4

FINANCIAL SUMMARY

GROSS ANNUAL INCOME:	\$114,600
ANNUAL EXPENSES:	(\$21,000)
ANNUAL TAXES:	(\$3,500)
NET ANNUAL INCOME:	\$90,100

IN PLACE CAP RATE AT PURCHASE 7%

**FULL PRO FORMA AVAILABLE UPON REQUEST*

PROPERTY HIGHLIGHTS

- Located 5 blocks away from the L & M Trains on the corner of Myrtle and Wyckoff Avenues.
- All units leased at below market rents.
- Steps away from the multitude of bars, restaurants and boutiques on Myrtle Avenue.
- Today Bushwick is seeing an influx in the number young professionals and families fleeing the ever-rising costs associated with neighboring Williamsburg. Bushwick offers room for development and slightly lower rents making it the perfect location for investors and residents alike.

Asking Price: \$1,295,000

For More Information Please Contact:

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Aerial View of Subject Property



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