

# 1260 Myrtle Avenue

FOR SALE | MIXED-USE BUILDING | BUSHWICK, BROOKLYN, NY



ASKING PRICE **REDUCED**

**\$2,250,000**

7.55% CAP RATE

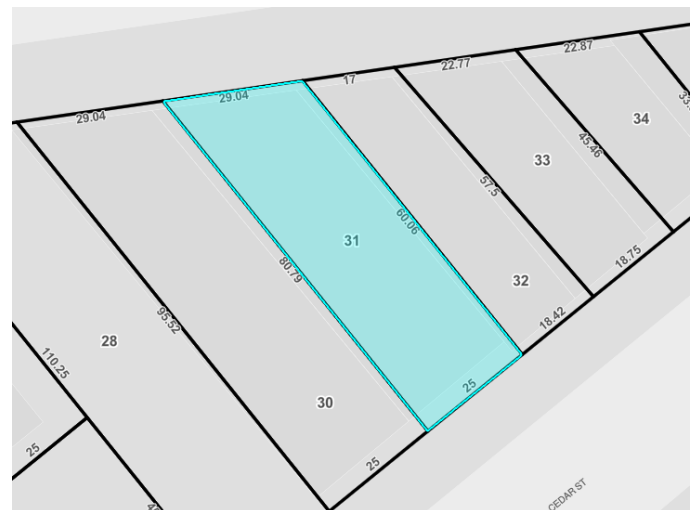
4 FREE MARKET APARTMENTS OVER RETAIL  
29' WIDE | 4,359 SQUARE FEET

- 100% Occupied & Cash Flowing
- 4 Renovated Free Market Apartments Over Bar / Lounge
- Block-through property with separate rear street access to upper floors
- Low Taxes Within Protected Tax Class 2A
- Steps to Central Ave [M] train and short walk to Myrtle Avenue [J,M,Z]

## FINANCIAL OVERVIEW

EFFECTIVE GROSS INCOME	\$196,604
ANNUAL EXPENSES	-\$26,751
NET OPERATING INCOME	\$169,853

CROSS STREETS	South side of Myrtle b/w Hart & Cedar Streets
BLOCK / LOT	3227 / 31
LOT DIMENSIONS	29' x 80.75' IRR
LOT AREA (SF)	1,750 SF
BUILDING DIMENSIONS	29' x 80.75' IRR
STORIES	3 plus Basement
BUILDING SIZE (SF)	4,359
YEAR BUILT	1930
ZONING	R6, C2-3
TAX ASSESSMENT (25/26)	\$34,939
TAX RATE (CLASS 2A)	12.439%
TAXES (25/26)	\$4,346.06



Contact Exclusive Agents for Additional Information:

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## RENT ROLL

Retail	Type	Lease End	Sq. Ft.	P.P.S.F.	Monthly Rent	Annual Rent
Mood Ring, LLC	Bar / Lounge	03/31/32	1,688	\$45.25	\$6,365	\$76,385
<b>TOTAL:</b>			<b>1,688</b>		<b>\$6,365</b>	<b>\$76,385</b>

Residential	Size	Lease End	Sq. Ft.	Rent PSF	Monthly Rent	Annual Rent
2L	2 Bedroom	09/30/26	650	\$49.38	\$2,675	\$32,100
2R	2 Bedroom	02/01/26	650	\$48.00	\$2,600	\$31,200
3L	2 Bedroom	09/30/26	650	\$49.38	\$2,675	\$32,100
3R	2 Bedroom	04/30/26	650	\$47.54	\$2,575	\$30,900
<b>TOTAL:</b>			<b>2,600</b>	<b>\$48.58</b>	<b>\$10,525</b>	<b>\$126,300</b>

## INCOME AND EXPENSES

### REVENUE

Residential Income	\$126,300
Commercial Income	\$76,385
Gross Annual Income	\$202,685
Less Vacancy/Credit Loss (3%)	-\$6,081
<b>Effective Gross Income</b>	<b>\$196,604</b>

### EXPENSES (Estimated)

	Metrics	
Real Estate Taxes	\$1.00 per sq. ft.	\$4,346
Insurance	\$1.20 per sq. ft.	\$5,243
Water & Sewer	\$1.80 per sq. ft.	\$7,864
Electric (Common Area)	\$0.18 per sq. ft.	\$800
Repairs & Maintenance	\$650 per resi unit	\$2,600
Management	3.0% of EGI	\$5,898
<b>Total Expenses</b>		<b>\$26,751</b>

### NET OPERATING INCOME

**\$169,853**

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