

357 5TH AVENUE

PARK SLOPE, BROOKLYN

ASKING PRICE:
SUBMIT OFFERS



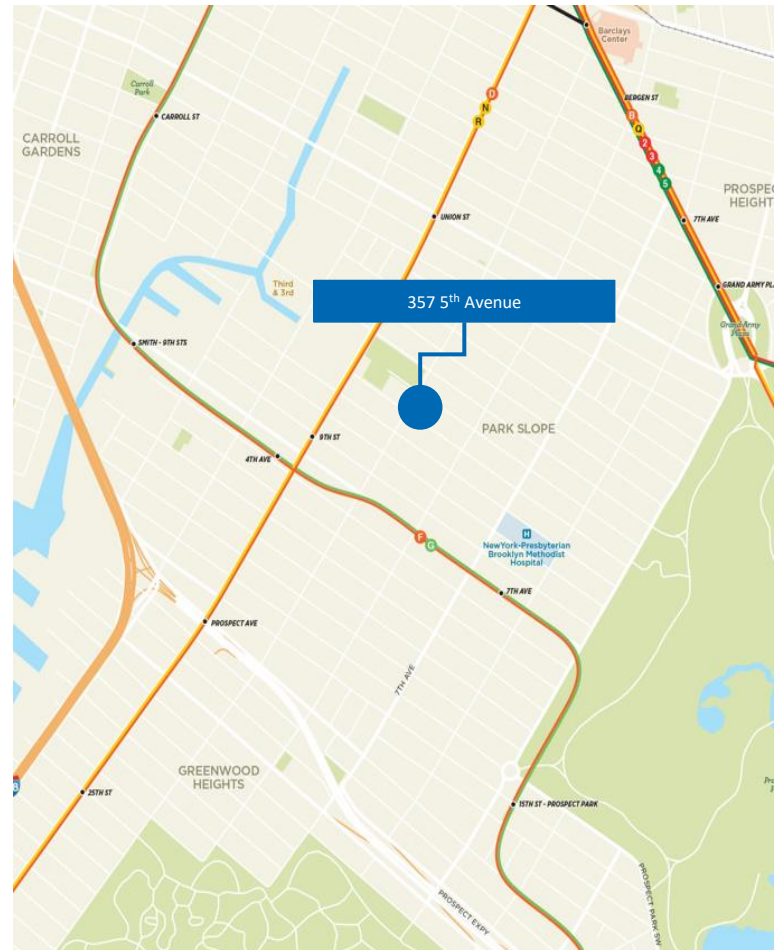
PROPERTY INFORMATION

| | |
|----------------------|-------------------|
| ADDRESS | 357 5th Avenue |
| NEIGHBORHOOD | Park Slope |
| CROSS STREETS | c/o 5th Street |
| DESCRIPTION | Mixed-Use Walk-up |
| BLOCK / LOT | 985 / 1 |
| LOT AREA | 2,400 SF |
| LOT DIMENSIONS | 24 ft x 100 ft |
| BUILDING SIZE | 7,874 SF |
| STORIES | 4 |
| BUILDING DIMENSIONS | 24 ft x 82 ft |
| RESIDENTIAL UNITS | 6 |
| COMMERCIAL UNITS | 3 |
| TOTAL UNITS | 9 |
| PARKING SPOTS | 1 |
| ZONING | R6A, C1-4 |
| FAR ALLOWED | 3 |
| TOTAL BUILDABLE SF | 7,200 SF |
| AVAILABLE AIR RIGHTS | OVERBUILT |

REAL ESTATE TAX SUMMARY

| | |
|--------------------------|-----------|
| EXEMPTIONS OR ABATEMENTS | None |
| TAX CLASS | 2B |
| TAX RATE | 12.235% |
| 2022/2023 AV | \$145,695 |
| 2022/2023 TAXES | \$17,826 |

LOCATION OVERVIEW



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RENT ROLL

| Unit | LXP | BDRM | Status | Monthly Rent | ANNUAL RENT | MARKET VALUE | NOTES |
|--------------------------------|------------|------|--------|------------------|-------------------|------------------|--------------------|
| Corner Deli | 12/31/2025 | | | \$ 6,300 | \$ 75,600 | \$ 9,000 | No option to renew |
| Qing Ya Back and Foot Rub Inc. | M-M | | | \$ 2,000 | \$ 24,000 | \$ 3,000 | |
| Priority Fitness Training | 11/30/2026 | | | \$ 1,900 | \$ 22,800 | \$ 3,000 | |
| Garage | M-M | | | \$ 1,000 | \$ 12,000 | \$ 1,200 | |
| 1 | 6/30/2023 | 3 | FM | \$ 4,000 | \$ 48,000 | \$ 6,000 | 3 BED/2 BATH |
| 2 | 12/31/2022 | 3 | RS | \$ 2,065 | \$ 24,779 | \$ 2,065 | |
| 3 | 5/31/2023 | 3 | FM | \$ 3,200 | \$ 38,400 | \$ 6,000 | 3 BED/2 BATH |
| 4 | 9/30/2022 | 3 | RS | \$ 699.57 | \$ 8,395 | \$ 700 | |
| 5 | 9/30/2022 | 3 | RS | \$ 1,992 | \$ 23,903 | \$ 1,992 | |
| 6 | 1/31/2024 | 3 | RS | \$ 1,886 | \$ 22,627 | \$ 1,886 | |
| TOTAL: | | | | \$ 25,042 | \$ 300,503 | \$ 34,842 | |

INCOME & EXPENSE SUMMARY

| REVENUE | |
|----------------|-----------|
| Monthly Income | \$25,042 |
| Annual Income | \$300,503 |

| ACTUAL EXPENSES | |
|-----------------------|-----------------|
| Real Estate Taxes | \$17,826 |
| Insurance | \$6,000 |
| Waster/Sewer | \$8,100 |
| Gas | \$7,500 |
| Electric | \$1,200 |
| Repairs & Maintenance | 3% \$9,015 |
| TOTAL: | \$49,641 |

| | |
|------------------------------|------------------|
| NET OPERATING INCOME: | \$250,862 |
|------------------------------|------------------|

357 5TH AVENUE
PARK SLOPE, BROOKLYN

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