

93-97 15TH
STREET



MERIDIAN
INVESTMENT SALES

KATZ PORTFOLIO

BROOKLYN, NEW YORK

PORTFOLIO SUMMARY

ADDRESS	NEIGHBORHOOD	TAX CLASS	SF	RESI UNITS	COMMERCIAL UNITS	GROSS ANNUAL INCOME	EXPENSES	NOI
93 15th Street	Gowanus	2B	5,632	8	0	\$231,600	\$64,058	\$167,542
95 15th Street	Gowanus	2B	6,260	8	0	\$206,882	\$64,796	\$142,086
97 15th Street	Gowanus	2B	6,240	8	0	\$223,721	\$66,649	\$157,072
TOTAL:			18,132	24	0	\$662,203	\$195,503	\$466,700

UNIT MIX SUMMARY

ADDRESS	RESIDENTIAL UNITS	FM UNITS	RS UNITS	RC UNITS	COMMERCIAL UNITS
93 15th Street	8	8	0	0	0
95 15th Street	8	5	2	1	0
97 15th Street	8	7	1	0	0
TOTAL:	24	19	3	1	0

ASKING PRICE: \$7,950,000

93 15TH STREET

GOWANUS, BROOKLYN

ASKING PRICE:

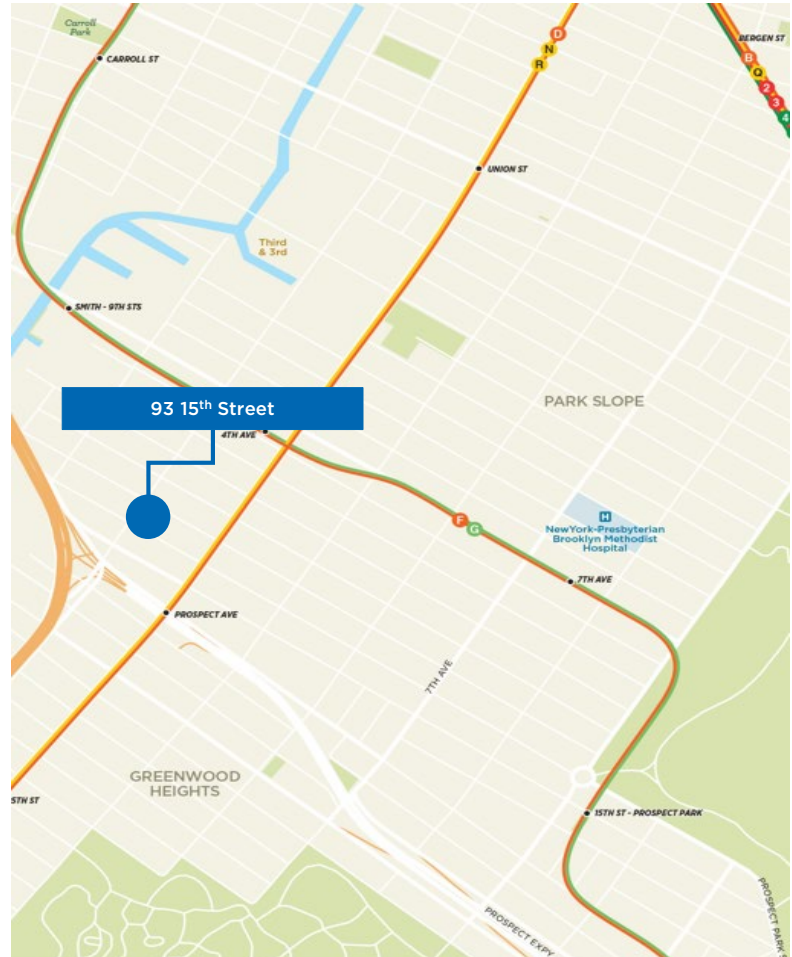
\$7,950,000



PROPERTY INFORMATION

ADDRESS	93 15th Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Gowanus
DESCRIPTION	Multifamily Walk-up
BLOCK / LOT	1040 / 72
CROSS STREETS	3rd & 4th Avenues
YEAR BUILT	1931
LOT DIMENSIONS	26.08' x 66.00'
LOT AREA (SF)	1,722 SF
BUILDING DIMENSIONS	26.08' x 54.00'
GROSS SF	5,632 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6A / C2-4
FAR	3.00
AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2023/2024 FINAL AV	\$75,043
2023/2024 FINAL TAXES	\$9,382

ADAM HESS
SENIOR MANAGING DIRECTOR
718.534.9201 | AHess@meridiancapital.com

EDWARD SETTON
VICE PRESIDENT
718.534.9202 | ESetton@meridiancapital.com

 **MERIDIAN**
INVESTMENT SALES

93 15TH STREET

GOWANUS, BROOKLYN

RENT ROLL

APT#	STATUS	BEDROOMS	LXP	MONTHLY RENT	ANNUAL RENT
1F	FM	2	6/30/2024	\$2,525	\$30,300
1R	FM	1	8/31/2024	\$2,300	\$27,600
2F	FM	2	8/31/2024	\$2,125	\$25,500
2R	FM	1	Vacant	\$2,300	\$27,600
3F	FM	2	7/31/2024	\$3,500	\$42,000
3R	FM	1	4/30/2024	\$2,300	\$27,600
4F	FM	2	4/30/2024	\$2,100	\$25,200
4R	FM	1	7/31/2024	\$2,150	\$25,800
Total				\$19,300	\$231,600

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME \$19,300

GROSS INCOME \$231,600

EXPENSES

REAL ESTATE TAXES (2023 / 2024) \$9,382

INSURANCE \$6,400

WATER / SEWER \$8,000

FUEL \$8,000

ELECTRIC \$2,000

SUPER \$4,800

REPAIRS/MAINTENANCE 3% \$6,948

MANAGEMENT FEE 5% \$11,580

VACANCY LOSS 3% \$6,948

TOTAL EXPENSES \$64,058

NET OPERATING INCOME \$167,542

95 15TH STREET

GOWANUS, BROOKLYN

ASKING PRICE:

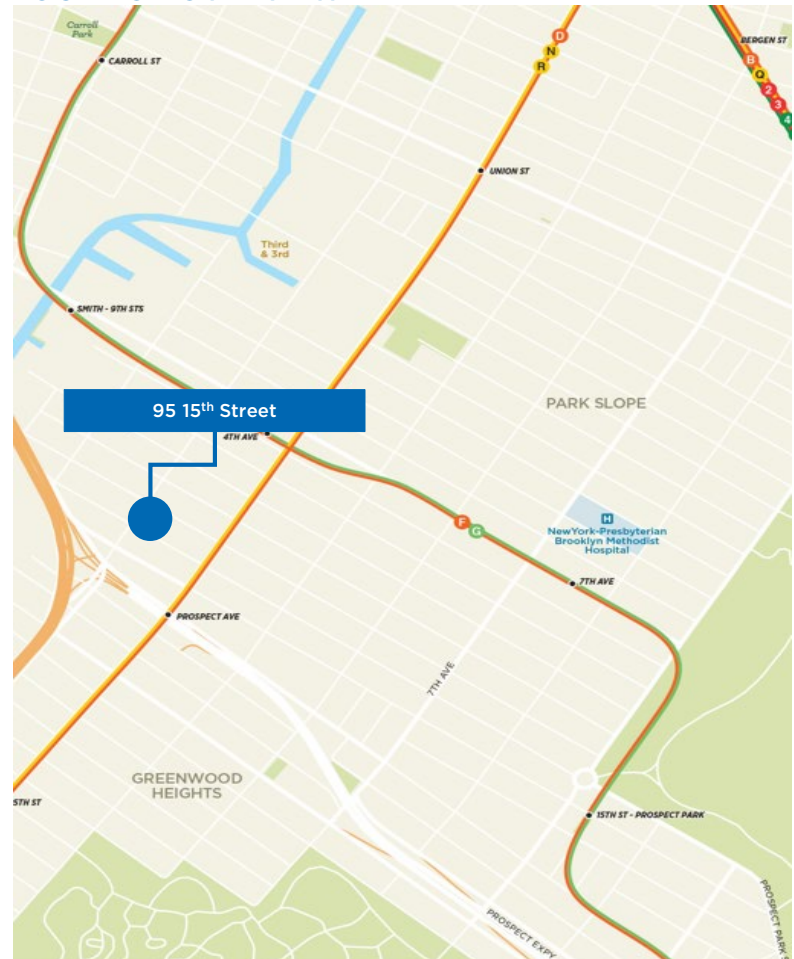
\$7,950,000



PROPERTY INFORMATION

ADDRESS	95 15th Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Gowanus
DESCRIPTION	Multifamily Walk-up
BLOCK / LOT	1040 / 71
CROSS STREETS	3rd & 4th Avenues
YEAR BUILT	1931
LOT DIMENSIONS	26.08' x 105.17'
LOT AREA (SF)	2,743 SF
BUILDING DIMENSIONS	26.00' x 59.00'
GROSS SF	6,260 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6B
FAR	2.00
AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2023/2024 FINAL AV	\$102,699
2023/2024 FINAL TAXES	\$12,839

ADAM HESS
SENIOR MANAGING DIRECTOR
718.534.9201 | AHess@meridiancapital.com

EDWARD SETTON
VICE PRESIDENT
718.534.9202 | ESetton@meridiancapital.com



95 15TH STREET

GOWANUS, BROOKLYN

RENT ROLL

APT#	STATUS	BEDROOMS	LXP	MONTHLY RENT	ANNUAL RENT	NOTES
1L	FM	2	8/31/2024	\$3,700	\$44,400	Private Yard
1R	RS	2	12/31/2023	\$1,141	\$13,692	
2L	RS	2	11/30/2023	\$905	\$10,860	
2R	FM	2	Vacant	\$3,000	\$36,000	
3L	FM	2	11/30/2024	\$3,000	\$36,000	
3R	FM	2	6/30/2024	\$2,750	\$33,000	
4L	RC	2	-	\$144	\$1,730	
4R	FM	2	7/31/2024	\$2,600	\$31,200	
Total				\$17,240	\$206,882	

INCOME & EXPENSE SUMMARY

INCOME		
MONTHLY INCOME		\$17,240
GROSS INCOME		\$206,882
EXPENSES		
REAL ESTATE TAXES (2023 / 2024)		\$12,839
INSURANCE		\$6,400
WATER / SEWER		\$8,000
FUEL		\$8,000
ELECTRIC		\$2,000
SUPER		\$4,800
REPAIRS/MAINTENANCE	3%	\$6,206
MANAGEMENT FEE	5%	\$10,344
VACANCY LOSS	3%	\$6,206
TOTAL EXPENSES		\$64,796
NET OPERATING INCOME		\$142,086

97 15TH STREET

GOWANUS, BROOKLYN

ASKING PRICE:
\$7,950,000



PROPERTY INFORMATION

ADDRESS	97 15th Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Gowanus
DESCRIPTION	Multifamily Walk-up
BLOCK / LOT	1040 / 70
CROSS STREETS	3rd & 4th Avenues
YEAR BUILT	1931
LOT DIMENSIONS	26.00' x 103.83'
LOT AREA (SF)	2,700 SF
BUILDING DIMENSIONS	26.00' x 59.00'
GROSS SF	6,240 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6B
FAR	2.00
AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2023/2024 FINAL AV	\$102,699
2023/2024 FINAL TAXES	\$12,839

ADAM HESS
SENIOR MANAGING DIRECTOR
718.534.9201 | AHess@meridiancapital.com

EDWARD SETTON
VICE PRESIDENT
718.534.9202 | ESetton@meridiancapital.com

 **MERIDIAN**
INVESTMENT SALES

97 15TH STREET

GOWANUS, BROOKLYN

RENT ROLL

APT#	STATUS	BEDROOMS	LXP	MONTHLY RENT	ANNUAL RENT	NOTES
1L	FM	2	7/31/2024	\$3,000	\$36,000	
1R	RS	2	2/28/2024	\$1,166	\$13,990	
2L	FM	2	5/31/2024	\$3,475	\$41,700	
2R	FM	2	9/30/2024	\$2,850	\$34,200	
3L	FM	2	9/30/2024	\$2,850	\$34,200	
3R	FM	2	1/31/2024	\$578	\$6,931	Tenant is RS but unit is FM
4L	FM	2	1/31/2024	\$2,375	\$28,500	Renewal for \$2,500
4R	FM	2	3/31/2024	\$2,350	\$28,200	
Total				\$18,643	\$223,721	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME \$18,643

GROSS INCOME \$223,721

EXPENSES

REAL ESTATE TAXES (2023 / 2024) \$12,839

INSURANCE \$6,400

WATER / SEWER \$8,000

FUEL \$8,000

ELECTRIC \$2,000

SUPER \$4,800

REPAIRS/MAINTENANCE 3% \$6,712

MANAGEMENT FEE 5% \$11,186

VACANCY LOSS 3% \$6,712

TOTAL EXPENSES \$66,649

NET OPERATING INCOME \$157,072

93-97 15TH STREET BROOKLYN, NEW YORK

ADAM HESS

SENIOR MANAGING DIRECTOR

718.534.9201 | AHess@meridiancapital.com

EDWARD SETTON

VICE PRESIDENT

718.534.9202 | ESetton@meridiancapital.com

IMPORTANT LEGAL DISCLAIMER

This is a confidential document intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of the real property (or interests therein) described herein (the "Property"). This document contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser, mortgagee, investor, lender, or lessee may desire. Neither Owner, Meridian Capital Group, LLC ("MCG") nor any of their respective officers, directors, partners, agents, brokers or employees have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this document or any of its contents, and no legal commitments or obligations shall arise by reason of this document or any of its contents. Unless specifically agreed to by MCG in writing to the contrary, MCG will not share its commission earned in connection with the Property with any broker, finder or agent.

