

MIXED-USE CORNER BUILDING • GARAGE • BOERUM HILL



191 BOND STREET

LOCATED BETWEEN WYCKOFF STREET AND WARREN STREET

This three-story mixed-use building in Boerum Hill consists of one store and two free-market apartments. Both apartments were recently renovated and have laundry in-unit. The retail space is approximately 920 SF and is an established local deli for the area. At 2,760 SF, the building measures 23' x 45' and sits on a 1,410 SF lot measuring 23.5' x 60.' It produces a gross annual income of approximately \$174,000.00 and has a 4.8% cap rate. Residents are just a 5 minute walk to the F and G trains at Bergen Street station, a 9-minute walk to the 2/3/4/5/B/D/N/Q/R/W trains at Atlantic Avenue/Barclays Center station.

\$3,200,000

RENT ROLL

UNITS	ACTUAL	TYPE	BEDS
RETAIL	\$ 7,000.00	FM	N/A
FL 2	\$ 3,600.00	FM	2 BED/1 BATH
FL 3	\$ 3,900.00	FM	3 BED/1 BATH

Actual Gross Annual Income \$174,00.00

EXPENSES ACTUAL

Real Estate Taxes:	\$ 6,333.00
Insurance:	\$ 2,500.00
Water/Sewer:	\$ 2,000.00
Repairs/Super:	\$ 2,500.00
Management:	\$ 6,960.00
Heating:	\$ 1,600.00

TOTAL ANNUAL EXPENSES: \$ 21,893.00

INCOME ACTUAL

Gross Annual Income:	\$ 174,000.00
Less Total Expenses:	\$ 21,893.00

NET OPERATING INCOME: \$ 152,107.00

LICENSED BROKER & PRINCIPAL

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BLOCK/LOT	00393-0069
LOT DIMENSION	23.5' X 60"
LOT SF	1,410
STORIES	3
UNITS	3
YEAR BUILT	1920
ZONING	R6B
BUILDING DIMENSIONS	23' X 45'
BUILDING SF	2,760
FAR	RES - 2 / FAC - 2
ACTUAL CAP RATE	4.8%

