

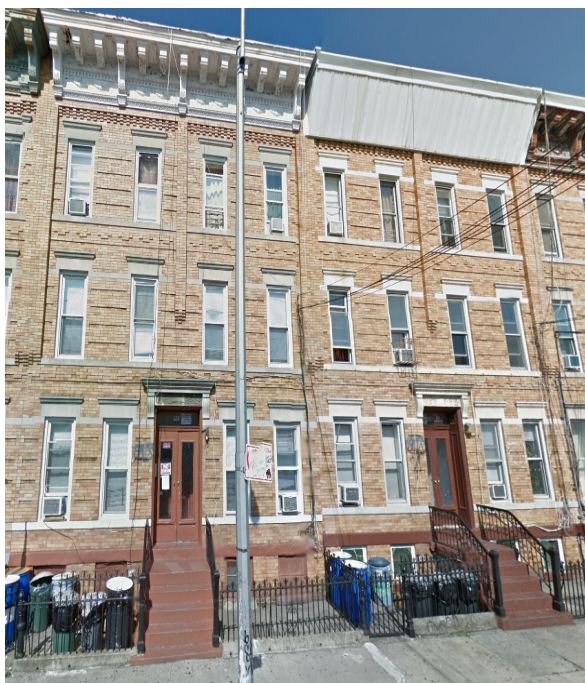
11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale

456-460 Grant Ave, Brooklyn, NY 11208



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Brief Property Overview



Sale Price **\$1,599,000**

OFFERING SUMMARY

Building Size: 11,424 SF
Year Built: 1917
Zoning: R5
Occupancy: 100%
Current CAP: 7.5%

PROPERTY OVERVIEW

Fully Rented
12 Unit
Multi Family Property
The building is in decent condition and has a strong cash flow

LOCATION OVERVIEW

Located in the East New York neighborhood of Brooklyn between Liberty Ave & McKinley Ave near the Grant Ave subway station.

Within two block radius of the A train, Q7, Q8, and B13 buses. Belt Parkway is a short drive and this property is located off of Liberty Ave which is a heavy retail traffic corridor.

Nearby tenants include Chase Bank, T-Mobile, Dunkin', Walgreens, Citibank, Subway, McDonald's, Exxon, Capital One, Wendy's, CubeSmart, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale
456-460 Grant Ave, Brooklyn, NY 11208



Property Summary

BUILDING INFORMATION

Lot Area:	3,604 SF (56' x 100.08')
Building Size (Approx.):	11,424 SF
Residential Units:	12
Zoning:	R5
Floor Area Ratio:	2.04
Max. Allowable Residential FAR:	1.25
Max. Allowable Commercial FAR:	0
Max. Allowable Facility FAR:	2



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale

456-460 Grant Ave, Brooklyn, NY 11208



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos - 456 Grant Ave



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale

456-460 Grant Ave, Brooklyn, NY 11208



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos - 460 Grant Ave



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale

456-460 Grant Ave, Brooklyn, NY 11208



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Income Statement Summary

Income Statement Summary					
Rent Roll Breakdown					
456 Grant Ave					
Unit	Bedroom	From	To	Per Mo.	Per Yr.
1L	2 Bedroom	02/18/22	04/30/24	\$1,282.80	\$15,393.60
1R	2 Bedroom	04/01/22	03/31/23	\$1,214.95	\$14,579.40
2L	2 Bedroom	06/01/22	05/31/23	\$1,714.00	\$20,568.00
2R	2 Bedroom	03/01/21	02/28/23	\$1,294.59	\$15,535.08
3L	2 Bedroom	9/15/22	09/14/23	\$1,411.00	\$16,932.00
3R	2 Bedroom	4/1/21	03/31/23	\$721.58	\$8,658.96
Total				\$7,638.92	\$91,667.04
460 Grant Ave					
Unit	Bedroom	From	To	Per Mo.	Per Yr.
1L	2 Bedroom	03/01/22	02/28/23	\$1,622.98	\$19,475.76
1R	2 Bedroom		MONTH TO MONTH	\$1,000.00	\$12,000.00
2L	2 Bedroom		MTM	\$1,300.00	\$15,600.00
2R	2 Bedroom	04/01/22	03/31/23	\$1,262.50	\$15,150.00
3L	2 Bedroom	1/1/22	12/31/23	\$1,149.86	\$13,798.32
3R	2 Bedroom	04/01/21	03/31/23	\$1,411.63	\$16,939.56
Total				\$7,746.97	\$92,963.64
				Monthly	Annually
Total Revenues				\$15,386	\$184,631

Operating Expenses					
Building Address		456 Grant	460 Grant		
Water & Sewer		\$7,000.00	\$7,000		
Gas		\$7,161.00	\$5,616		
Electric		\$740.00	\$1,281		
Insurance		\$4,500.00	\$4,500		
Real Estate Taxes		\$13,265.00	\$13,265		
Total		\$32,666.00	\$31,662.00		
Total Expenses		Monthly	Annual		
		\$5,360.67	\$64,328.00		

Net Operating Income	\$120,303
----------------------	-----------

Price Per Unit	\$133,250	PSF : \$148			
Purchase Price	\$1,599,000	CAP Rate			7.5%

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



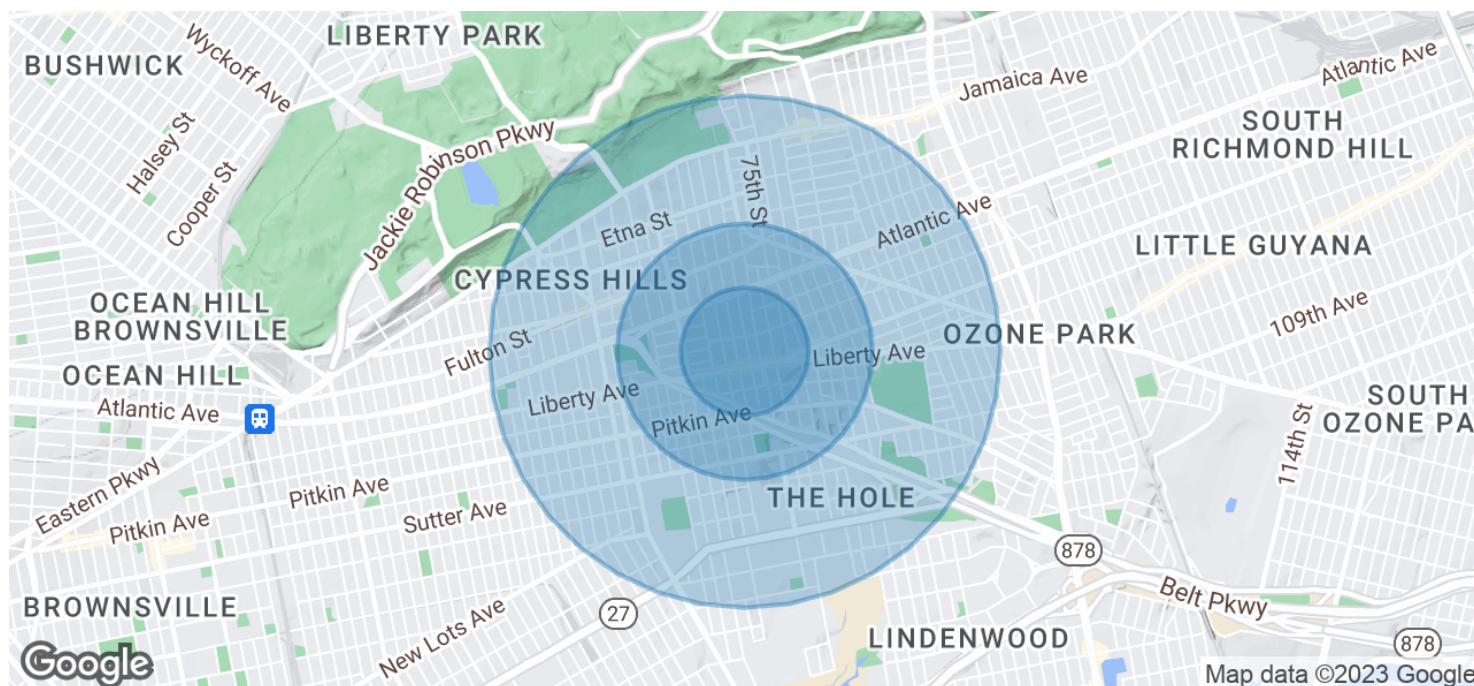
11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale

456-460 Grant Ave, Brooklyn, NY 11208



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,771	38,994	134,360
Average Age	34.9	35.5	34.4
Average Age (Male)	34.8	35.0	33.0
Average Age (Female)	35.8	36.9	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,837	13,328	46,190
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$64,697	\$62,640	\$66,036
Average House Value	\$487,800	\$490,166	\$465,083

* Demographic data derived from 2020 ACS - US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



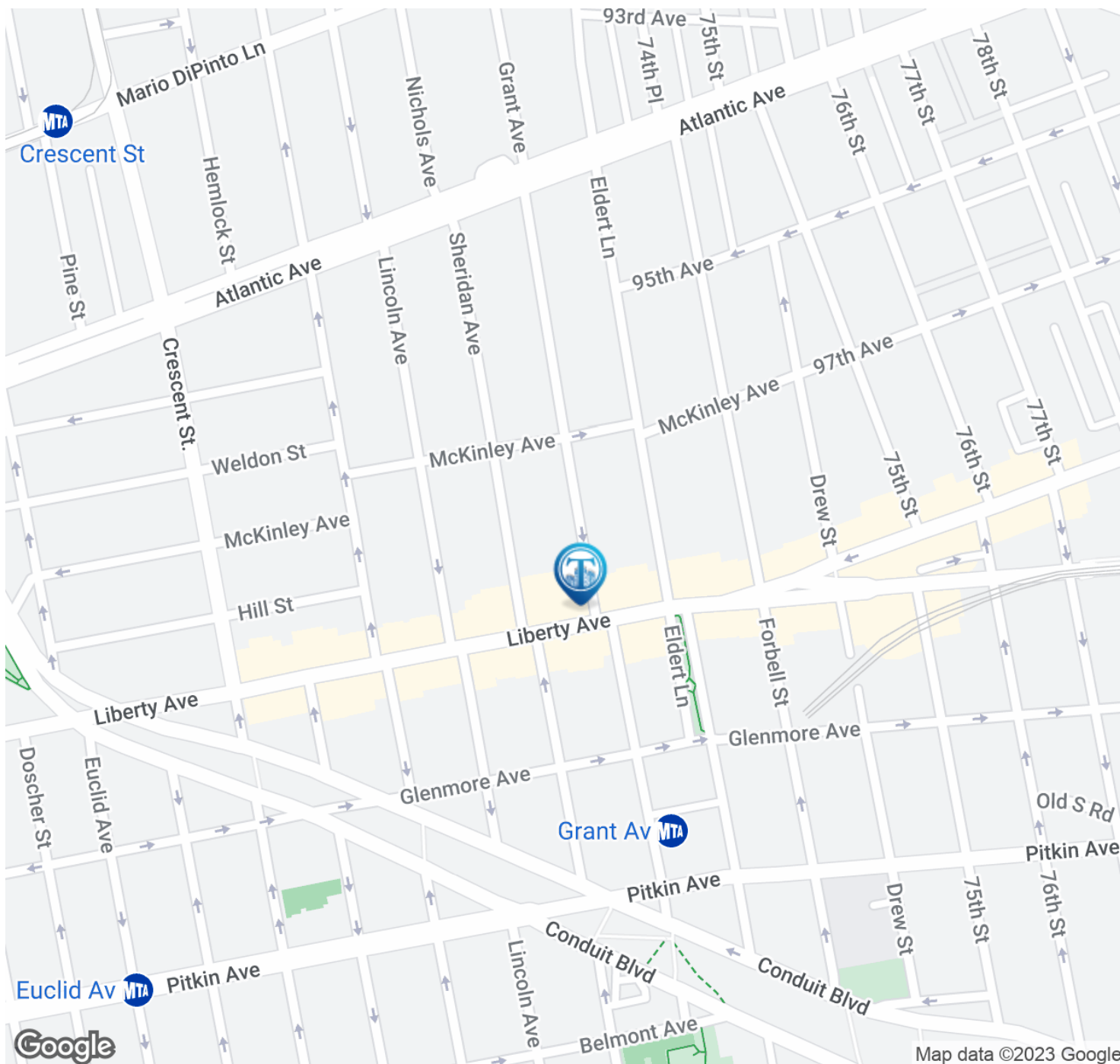
11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale

456-460 Grant Ave, Brooklyn, NY 11208



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



11,424 SF | 7.5% Cap Rate | Rent Stabilized | Portfolio Sale

456-460 Grant Ave, Brooklyn, NY 11208



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Retailer Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Jack Sardar
718.437.6100 x106
jack.s@tristatecr.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

