



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Sale



85 Dumont Avenue



296 Legion Street



101 Belmont Avenue



3324 Tilden Avenue

Mixed-Use Portfolio Sale

11% CAP proforma!

4 Buildings • 14,994 SF • Offered at **\$4,499,995**

East New York & Flatbush • Brooklyn, NY

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85 Dumont Avenue



3324 Tilden Avenue



101 Belmont Avenue



296 Legion Street

Location Overview

Flatbush is a neighborhood in Brooklyn, New York with a population of 94,330 and is one of the best places to live in New York. Living in Flatbush offers residents a dense urban feel and most residents rent their homes. In Flatbush, there are a lot of bars, restaurants, coffee shops, and parks. Many families and young professionals live in Flatbush and residents tend to be liberal. The public schools in Flatbush are above average.

East New York consists of mixed properties but primarily semi-detached homes, two-to-four-family houses and multi-unit apartment buildings, including condominiums and co-ops. The total land area is one square mile. The area is also home to the East Brooklyn Industrial Park.

Main Highlights

Amazing opportunity for seasoned investors and/or new entrepreneurs!

This portfolio consists of:

- ▶ 12 apartments
- ▶ 4 stores
- ▶ 1 parking garage.

All are located close to each other in **East Flatbush** and **East NY**.



14,994 SF

Total Portfolio Size



4

Number of Buildings



16

Units



6.39%

Cap Rate

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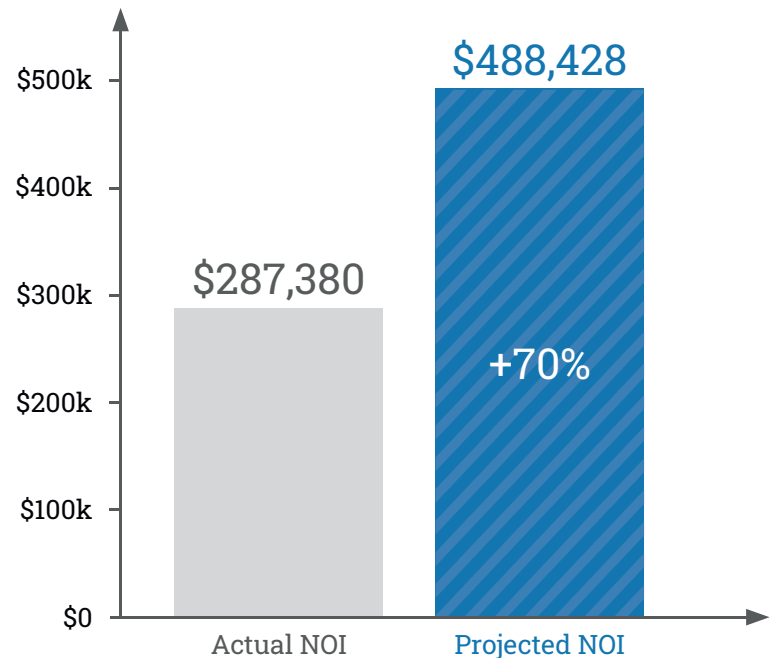
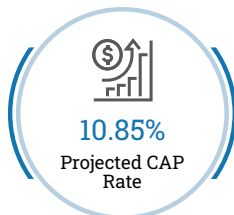
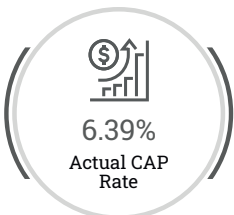
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Rent Roll Breakdown

Tenant	# of Units	SF	Actual Base Rent		Projected Base Rent	
			Per Yr.	Per SF	Per Yr.	Per SF
3324 Tilden Ave	6	4,550	\$120,480	\$26.48	\$178,800	\$39.30
101 Belmont Ave	3	3,000	\$73,572	\$24.52	\$120,000	\$40.00
85 Dumont Ave	3	1,344	\$44,400	\$33.04	\$73,200	\$54.46
296 Legion St	4	6,100	\$102,900	\$16.87	\$170,400	\$27.93
Totals	16	14,994	\$341,352	\$22.77	\$542,400	\$36.17

Operating Expenses

3324 Tilden Ave	\$22,039
101 Belmont Ave	\$7,127
85 Dumont Ave	\$11,896
296 Legion St	\$12,910
Total Expenses	\$53,972



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#1 Property Overview

3324 Tilden Ave, Brooklyn, NY



5



Residential
Units

1



Store
Unit

1



Garage

4,550 SF

Building Size

1,868 SF

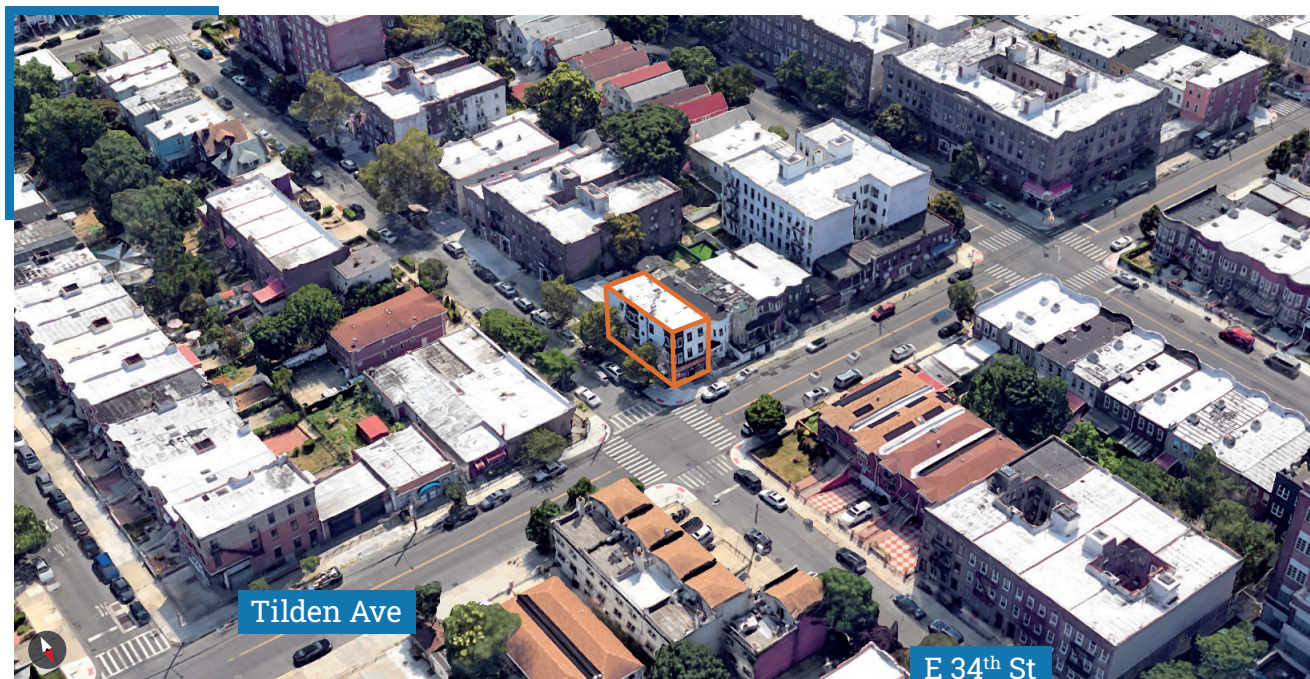
Lot Size

R4

Zoning

0.75

FAR



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#2 Property Overview

101 Belmont Ave, Brooklyn, NY



2



Residential
Units

1



Store
Unit

3,000 SF

Building Size

1,000 SF

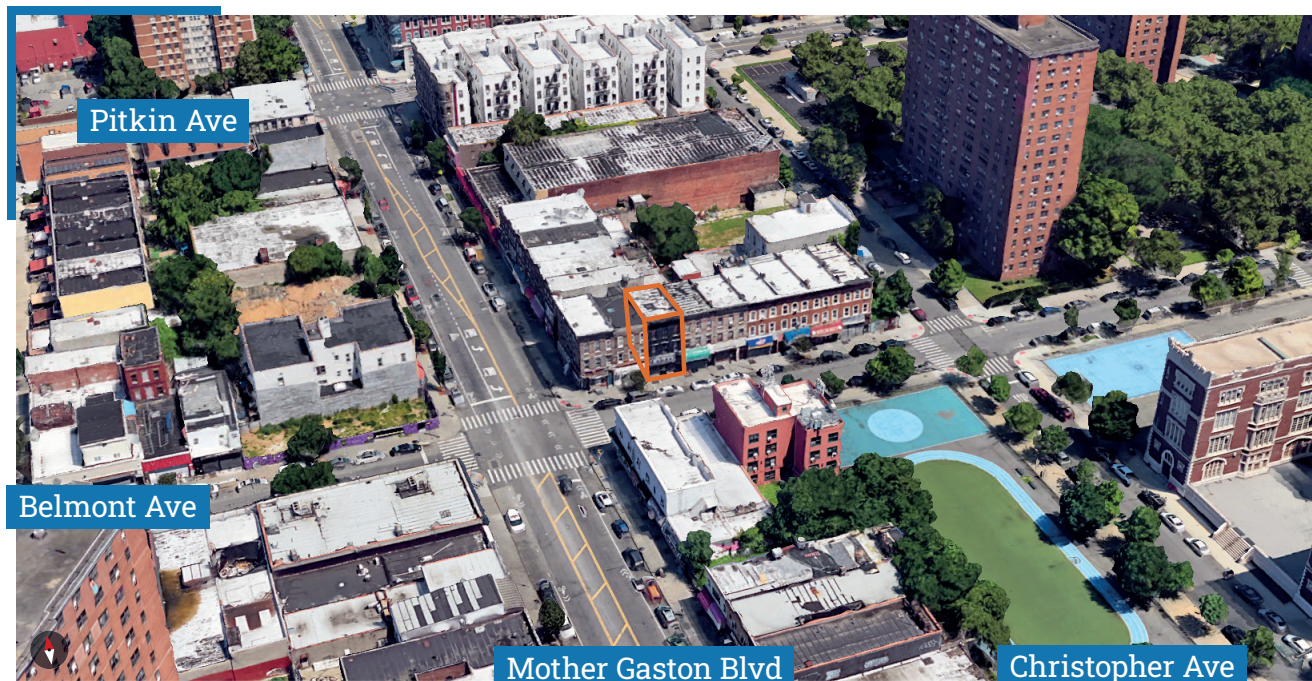
Lot Size

R6, C1-3
overlay

Zoning

2.0

FAR



Pitkin Ave

Belmont Ave

Mother Gaston Blvd

Christopher Ave

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#3 Property Overview

85 Dumont Ave, Brooklyn, NY



2



Residential
Units

1



Store
Unit

1,344 SF

Building Size

776 SF

Lot Size

R6, C1-3
overlay

Zoning

2.0

FAR



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#4 Property Overview

296 Legion St, Brooklyn, NY



3  Residential Units

1  Store Unit

1  Garage

6,100 SF
Building Size

2,000 SF
Lot Size

R6, C2-3
overlay
Zoning

2.0
FAR



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