

204 Livingston Street

Mixed-Use Building

Downtown, Brooklyn, NY 11201



Investment Sales

Location: Between Smith & Hoyt
 Block: 164
 Lot: 34
 Lot Size: 26' x 70' (Approx.)
 Lot SF: 1,820 (Approx.)
 Bldg Size: 26' x 64' (Approx.)
 Bldg SF: 8,320 (Approx.)
 Zoning: C6-4
 F.A.R.: 10.0
 Air Rights: None
 Assessment: \$203,400 (08/09)
 Taxes: \$24,691 (08/09)
 BID Tax: \$2,400 (08/09)



Description:

- 5 Story Walk-Up Building
- 1 retail tenant, 1 office, 13 rent stabilized studio apts
- Rents are currently 75% of market (10 preferential rents)
- Complete building rehab
- 4 years left on retail lease w/ 5 year option until 8/2018
- 5 year option includes rental increase to \$9,750 per month
- Strategically located in the heart of Downtown Brooklyn, the borough's newest 24 hour neighborhood
- More than 1,000 new units created within a one block radius
- Surrounding new construction projects include:
 - Be@Schmerhorn (adjacent site - 246 units plus retail)
 - NUHotel (93 key hotel plus retail)
 - The Smith (50 units)
 - Schmerhorn Houses (217 units)
 - State Renaissance Court (160 units)
- Walking distance to Fulton Mall, Atlantic Terminal & BAM
- Close proximity to mass transportation: A,C,G,F & 2-3/4-5 trains
- Convenient access to Manhattan and Brooklyn
- Close proximity to several academic institutions

Sale Price: \$2,800,000

*Opportunity for purchaser to assume favorable mortgage

Revenue Analysis (08-09 Proforma)

Gross Annual Income	\$ 288,252
Estimated Expenses	
Real Estate Taxes (08-09)	\$ 24,691
BID Tax (08-09)	\$ 2,400
Water/ Sewer	\$ 3,260
Insurance	\$ 7,500
Heat	\$ 13,850
Electric (Common Areas)	\$ 1,350
Repairs & Maintenance (3%)	\$ 8,648
Management (4%)	\$ 11,530
Total Expenses	\$ 73,228
Gross Annual Income:	\$ 288,252
Less Expenses (Estimated):	\$ 73,228
Projected NOI:	\$ 215,024

Revenue Analysis (As of 11/2008)

	Actual	Registered
Gross Annual Income:	\$288,252	\$328,570
Avg. Rent Per Apt.:	\$1,066	\$1,305

For Further Information, Please Contact Exclusive Sales Team:

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