

357 5<sup>TH</sup> AVENUE

PARK SLOPE, BROOKLYN



ASKING PRICE:

SUBMIT OFFERS



PROPERTY INFORMATION

|                        |                             |
|------------------------|-----------------------------|
| ADDRESS                | 357 5th Avenue              |
| BOROUGH                | Brooklyn                    |
| NEIGHBORHOOD           | Park Slope                  |
| CROSS STREETS          | c/o 5th Avenue & 5th Street |
| DESCRIPTION            | Walkup Mixed-Use            |
| BLOCK / LOT            | 985-1                       |
| YEAR BUILT             | 1920                        |
| LOT DIMENSIONS         | 24 ft x 100 ft              |
| LOT AREA (SF)          | 2,400 SF                    |
| BUILDING SF            | 7,874                       |
| FIRST FLOOR DIMENSIONS | 24 ft x 100 ft              |
| FLOORS 2-4 DIMENSIONS  | 24 ft x 82 ft               |
| STORIES                | 4                           |
| RESIDENTIAL UNITS      | 6                           |
| COMMERCIAL UNITS       | 4                           |
| TOTAL UNITS            | 10                          |
| ZONING                 | R6A, C1-4                   |
| FAR ALLOWED/BUILT      | 3.00                        |
| TOTAL BUILDABLE        | 7,200                       |
| AIR RIGHTS             | -674                        |

REAL ESTATE TAXES

|                          |            |
|--------------------------|------------|
| Exemptions or Abatements | None       |
| Tax Class                | 2B         |
| Tax Rate                 | 12.5020%   |
| 2024/2025 Final AV       | \$ 169,854 |
| 2024/2025 Final Taxes    | \$ 21,235  |

LOCATION OVERVIEW



ADAM J. HESS  
PARTNER/CEO

EDWARD SETTON  
PARTNER/COO

# 357 5<sup>TH</sup> AVENUE

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### RENT ROLL

| APT#        | STATUS | BDRM | BATH | LXP        | MONTHLY RENT | ANNUAL RENT | NOTES                 |
|-------------|--------|------|------|------------|--------------|-------------|-----------------------|
| Corner Deli |        |      |      | 12/31/2030 | \$ 6,400     | \$ 76,800   | No renewal options    |
| Spa         |        |      |      | 11/30/2026 | \$ 2,100     | \$ 25,200   | No renewal options    |
| Fitness Gym |        |      |      | 10/31/2022 | \$ 2,000     | \$ 24,000   | No renewal options    |
| Garage      |        |      |      | 04/30/2024 | \$ 1,250     | \$ 15,000   | No renewal options    |
| Apt. 1      | FM     | 3    | 2    | 06/30/2025 | \$ 4,200     | \$ 50,400   | Needs full renovation |
| Apt. 2      | RS     | 2    |      | Vacant     | \$ 2,000     | \$ 24,000   |                       |
| Apt. 3      | FM     | 3    | 2    | 06/30/2025 | \$ 4,500     | \$ 54,000   |                       |
| Apt. 4      | RC     | 2    |      | 09/30/2022 | \$ 700       | \$ 8,395    |                       |
| Apt. 5      | RS     | 2    |      | 09/30/2023 | \$ 1,992     | \$ 23,903   |                       |
| Apt. 6      | RS     | 2    |      | 01/31/2026 | \$ 1,907     | \$ 22,889   |                       |
|             |        |      |      |            | \$ 27,049    | \$ 324,586  |                       |

### INCOME & EXPENSES

#### INCOME

|                |           |
|----------------|-----------|
| MONTHLY INCOME | \$ 27,049 |
| ANNUAL INCOME  | \$324,586 |

#### EXPENSES

|                     |    |          |
|---------------------|----|----------|
| REAL ESTATE TAXES   |    | \$21,235 |
| INSURANCE           |    | \$5,400  |
| HEAT (Tenants Pay)  |    | \$6,000  |
| WATER / SEWER       |    | \$6,000  |
| ELECTRIC            |    | \$3,000  |
| SUPER               |    | \$5,000  |
| REPAIRS/MAINTENANCE | 3% | \$9,738  |
| MANAGEMENT FEE      | 3% | \$9,738  |
| VACANCY LOSS        | 3% | \$9,738  |
| TOTAL EXPENSES      |    | \$75,848 |

NET OPERATING INCOME \$248,738

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