

WARREN LEWIS SOTHEBY'S INTERNATIONAL

The Ratner Team Presents



Williamsburg

MIXED USE BUILDING FOR SALE

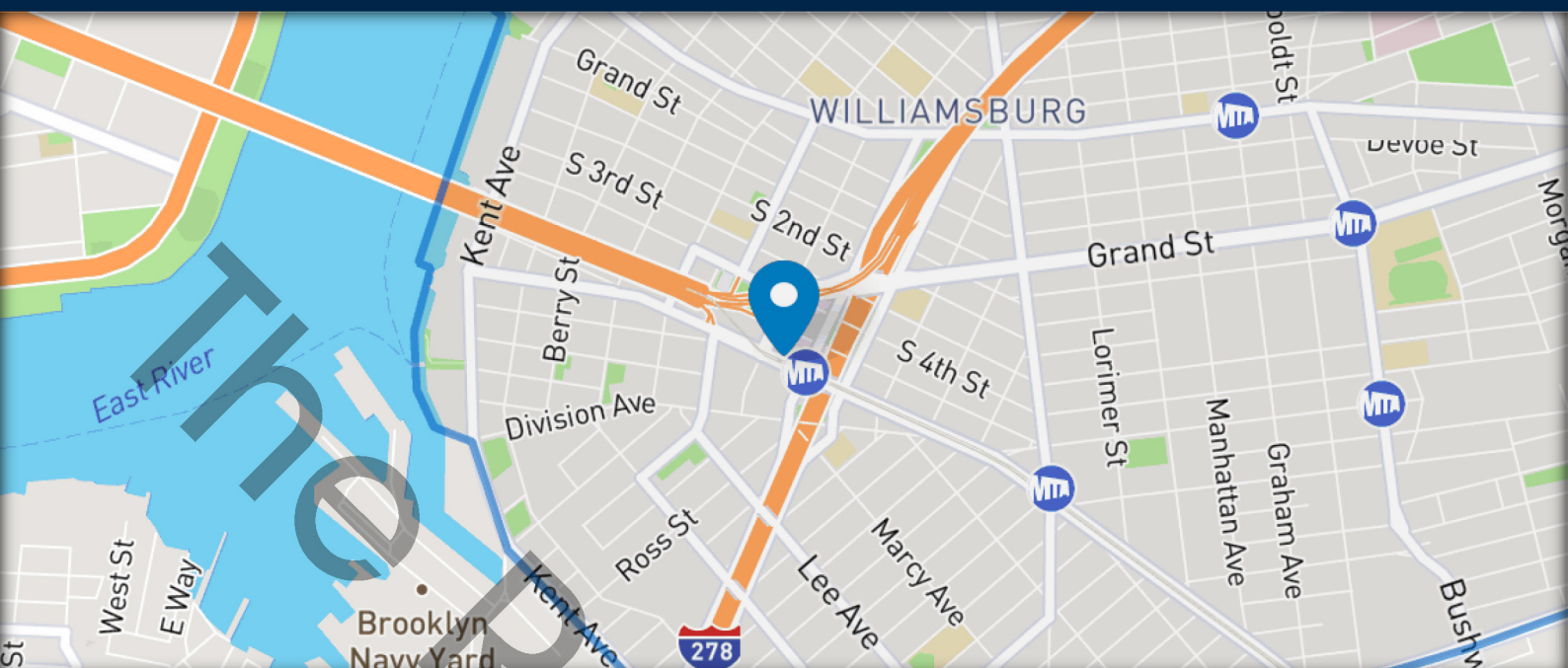
Price \$4,300,000



"The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN"

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PROPERTY SUMMARY

ADDRESS:	277 BROADWAY, BROOKLYN NY 11211
CHECKERS LEASE EXPIRATION:	2024
RETAIL RENT:	\$9,500 (INCLUDING 50% TAXES)
INCREASE:	3% ANNUAL
TAX REIMBURSEMENT:	50%
GUARANTOR:	FRANCHISEE
4 APARTMENTS:	DELIVERED VACANT
3 ONE BEDROOMS:	-
1 ALCOVE STUDIO:	-
PROJECTED APARTMENTS RENT:	\$11,000
TOTAL GROSS INCOME:	\$246,000
EXPENSES:	\$24,500
NOI:	\$221,500
CAP RATE:	5.15%

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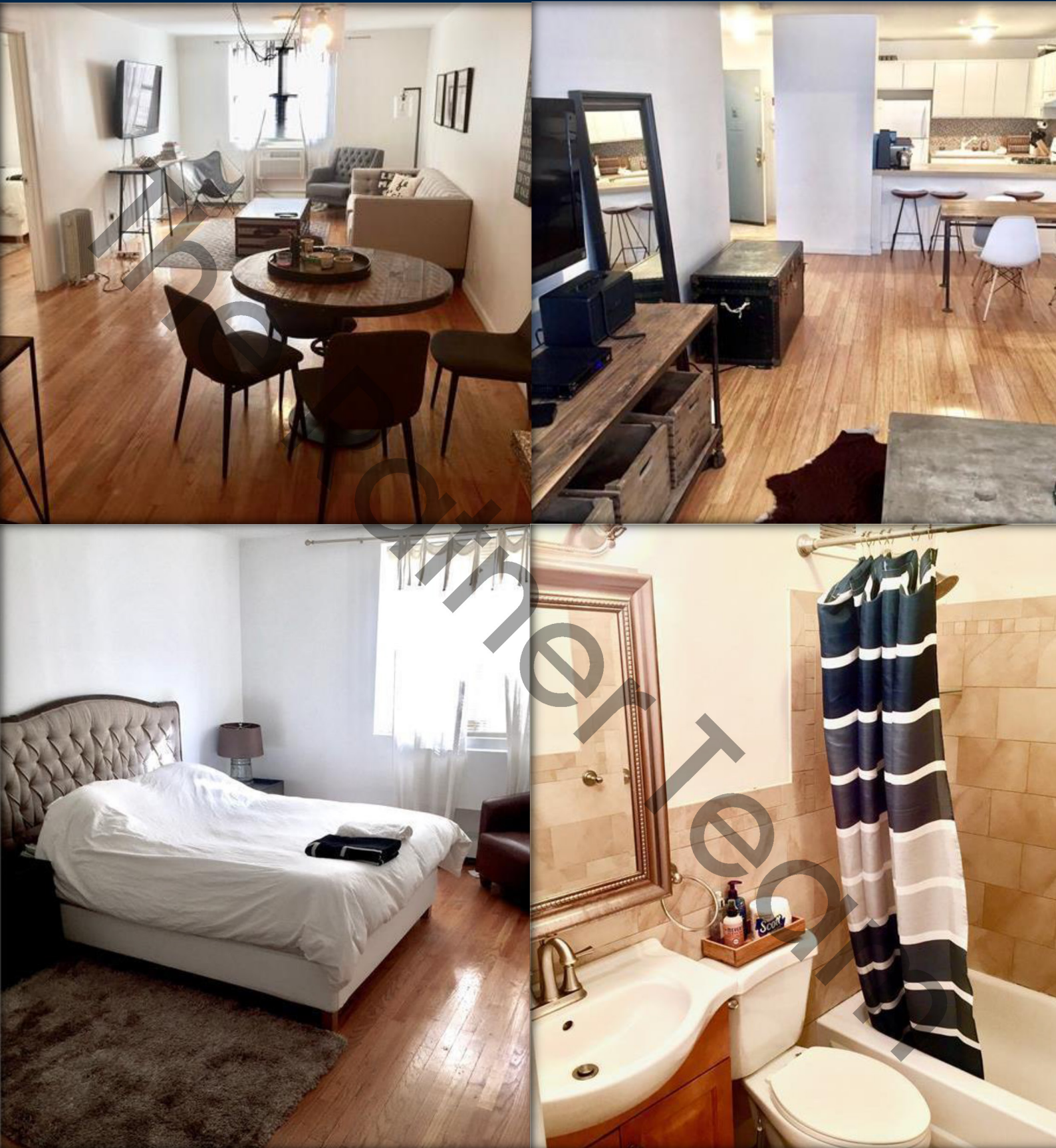
NOTES

- CHECKERS REIMBURSES 50% OF TOTAL TAXES
- TENANTS PAY OWN UTILITIES
- 2 APARTMENTS HAVE WASHER/DRYER
- EACH APARTMENT HAS SEPARATE HYDRONIC HEATING SYSTEMS
- PARTIAL BASEMENT, CURRENTLY USED AS CHECKERS STORAGE
- ROOF 7 YEARS OLD
- ZONED C4-3

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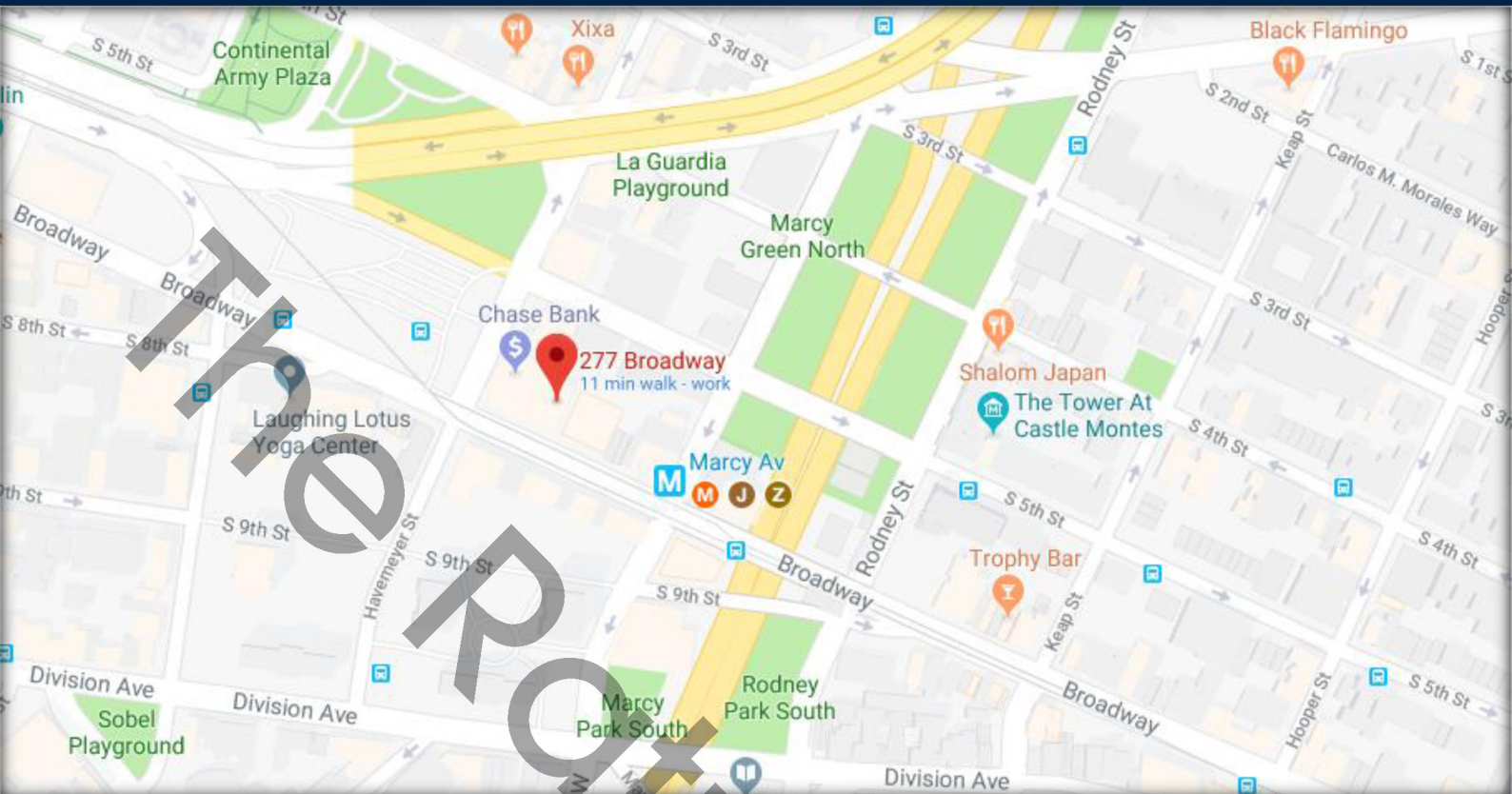
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NEIGHBORHOOD AERIAL



"The Williams"

"The Dime"

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