

**FOR  
SALE**



**Kalmon Dolgin**  
**AFFILIATES INC.**



**230 Boerum Street**

**Williamsburg, Brooklyn**

For Further Information and Inspection  
Please contact owner's Exclusive Broker

**Bob Klein**

**732-533-9511**

**[rklein@kalmondolgin.com](mailto:rklein@kalmondolgin.com)**

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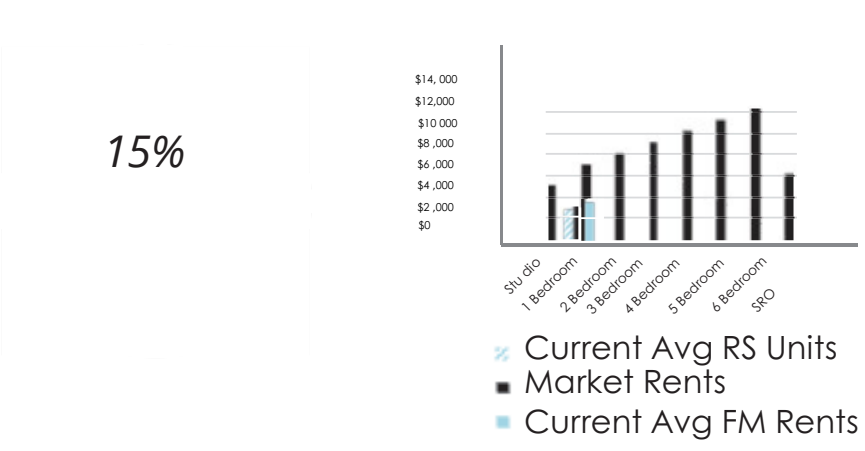


Kalmon Dolgin  
AFFILIATES INC.

FINANCIAL ANALYSIS  
FINANCIAL OVERVIEW

<b>OFFERING PRICE</b>		<b>\$/SF</b>	\$778
<b>\$4,000,000</b>		<b>\$/UNIT</b>	\$500,000
<b>63%</b>		<b>TOTAL SF</b>	5,144
<b>4%</b>		<b>TOTAL UNITS</b>	8
<b>\$3,200</b>		<b>CURRENT METRICS</b>	
<b>PRO FORMA AVERAGE MONTHLY RENT</b>		<b>CAP RATE</b>	6.0%
		<b>GRM</b>	13.9
		<b>PRO FORMA METRICS</b>	
		<b>CAP RATE</b>	6.5%
		<b>GRM</b>	13.0

EXPENSE RATIO



PROPOSED DEBT

Debt Service	(\$183,786)
Debt Coverage Ratio	1.31
Net Debt Cash Flow After Debt Service	\$74,237
Loan Amount	\$2,400,000
Interest Rate	6.50%
Amortization	30

5,144  
GROSS TOTAL SF

\$778  
\$/SF

INCOME	CURRENT	PROFORMA
Gross Potential Residential Rent Gross	\$288,788	\$307,200
Income *Vacancy/Concession Loss	\$288,788	\$307,200
	(\$5,776)	(\$6,144)
Effective Gross Income	\$283,012	\$301,056
Average Residential Rent/Month/Unit	\$3,008	\$3,200

\*Current column uses net effective rents (1 mo concession) on FM units.

EXPENSES			
Property Taxes	Actual	\$10,239	\$10,546
Fuel	Actual	\$0	\$0
Insurance	Actual	\$6,000	\$6,180
Water and Sewer	Projected	\$5,000	\$5,150
Repairs and Maintenance	Actual	\$5,000	\$5,150
Common Electric	Actual	\$1,200	\$1,236
Super Salary	Projected	\$3,600	\$3,708
Management Fee	Actual	\$8,490	\$8,745
General Administration	Projected	\$2,000	\$2,060
Other	Actual	\$250	\$258
Total Expenses		\$41,779	\$43,033
Net Operating Income		\$241,233	\$258,023

\*35 year 421a tax abatement

LEASE STATUS ANALYSIS

UNIT BREAKDOWN	% OF TOTAL	TOTAL	AVG. RENT
Total Units	--	8	\$3,008
Total RS Units	38%	3	\$2,400
Total RS - TE Units	0%	0	\$0
Total RC Units	0%	0	\$0
Total FM Units	63%	5	\$3,373
Total Commercial	0%	0	\$0

UNIT TYPE ANALYSIS

TYPE	% OF TOTAL	TOTAL	AVG. RENT
Studio	0%	0	\$0
1 Bedroom	100%	8	\$3,008
2 Bedroom	0%	0	\$0
3 Bedroom	0%	0	\$0
4 Bedroom	0%	0	\$0
5 Bedroom	0%	0	\$0
6 Bedroom	0%	0	\$0
SRO	0%	0	\$0



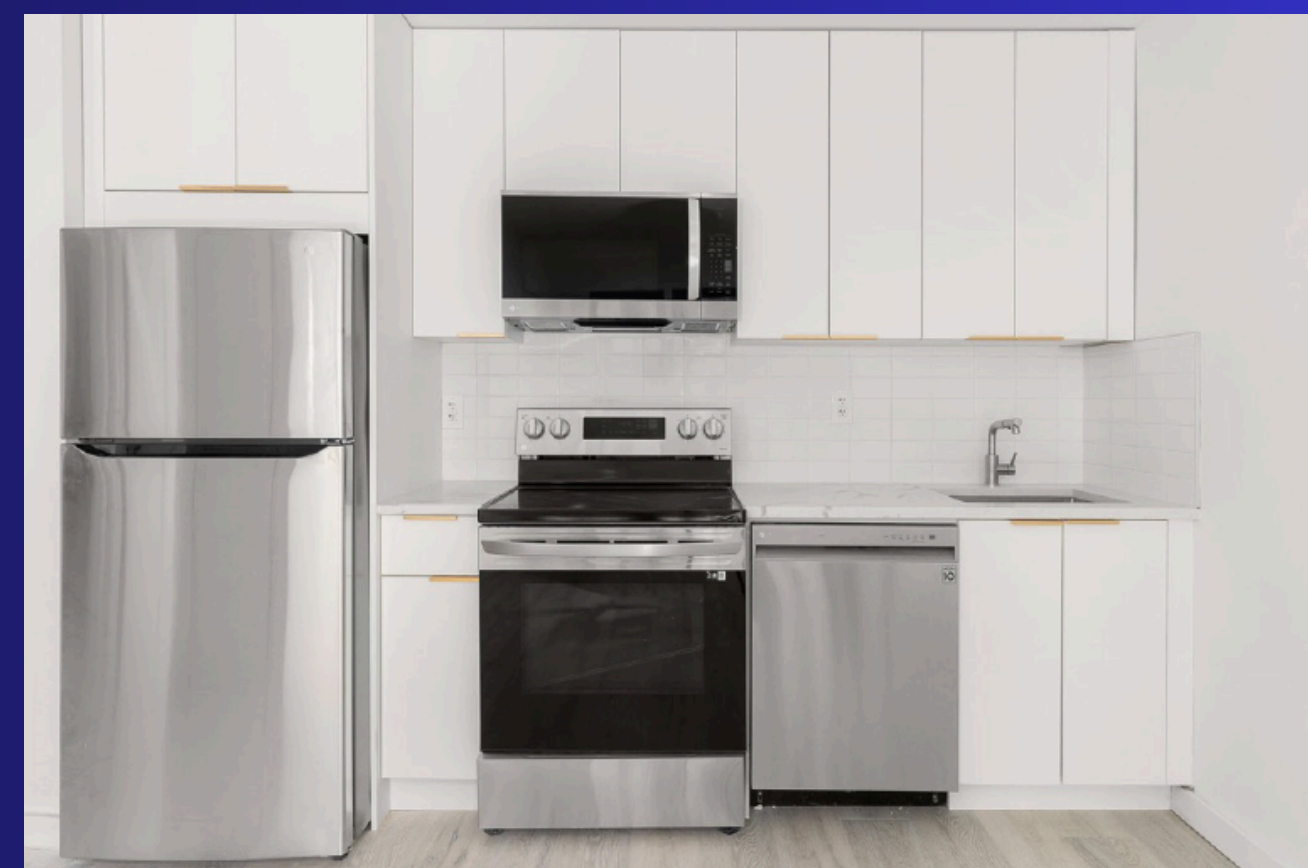
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**PROPERTY DESCRIPTION**

**PROPERTY PHOTOS – INTERIORS**





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PROPERTY DESCRIPTION

Neighborhood:	Williamsburg
Borough:	Brooklyn
Block & Lot:	3082 / 19
Lot Dimensions:	25' x 87.5'
Lot SF:	2,188
Building Dimensions:	25' x 51'
Approximate Building SF:	5,144
Zoning:	R7A
Max Far:	1.00
Available Air Rights:	0
Landmark District:	None
Historic District:	None
Annual Tax Bill:	\$10,239
Tax Class:	2B

TAX MAP

