

Brooklyn Medical Office Building

, Brooklyn, NY



- Excellent Convenient Location
- Desirable Medical Office Bldg
- Sheepshead Bay Area
- Offered at \$3,038,566.
- \$213,400. NOI



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ANALYSIS

Analysis Date: April 2010



PROPERTY

Property: Brooklyn Medical Office Building
Property Address: Brooklyn, NY

PURCHASE INFORMATION

Property Type: Office
Purchase Price: \$3,048,566
Fair Market Value: \$3,048,566
Tenants: 1
Total Rentable Sq. Ft.: 12,000
Resale Valuation: 3.0% (annual appreciation)

FINANCIAL INFORMATION

All Cash

LOANS

	Debt	Term	Rate	Payment	LO Costs
All Cash					

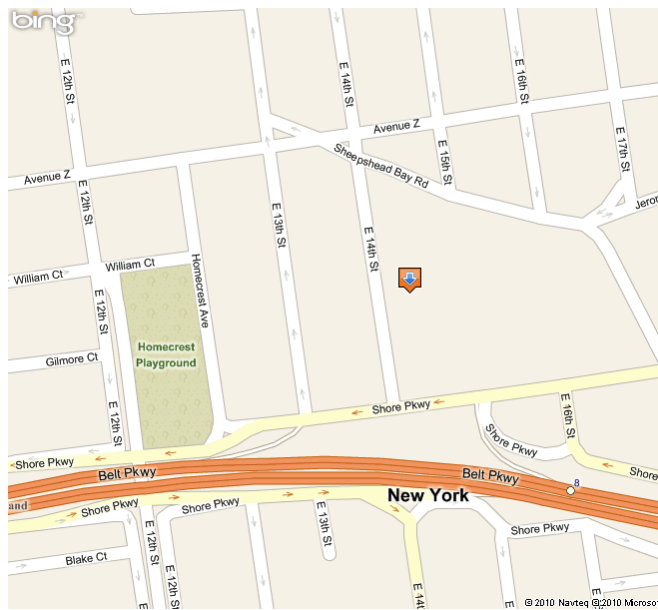
INCOME & EXPENSES

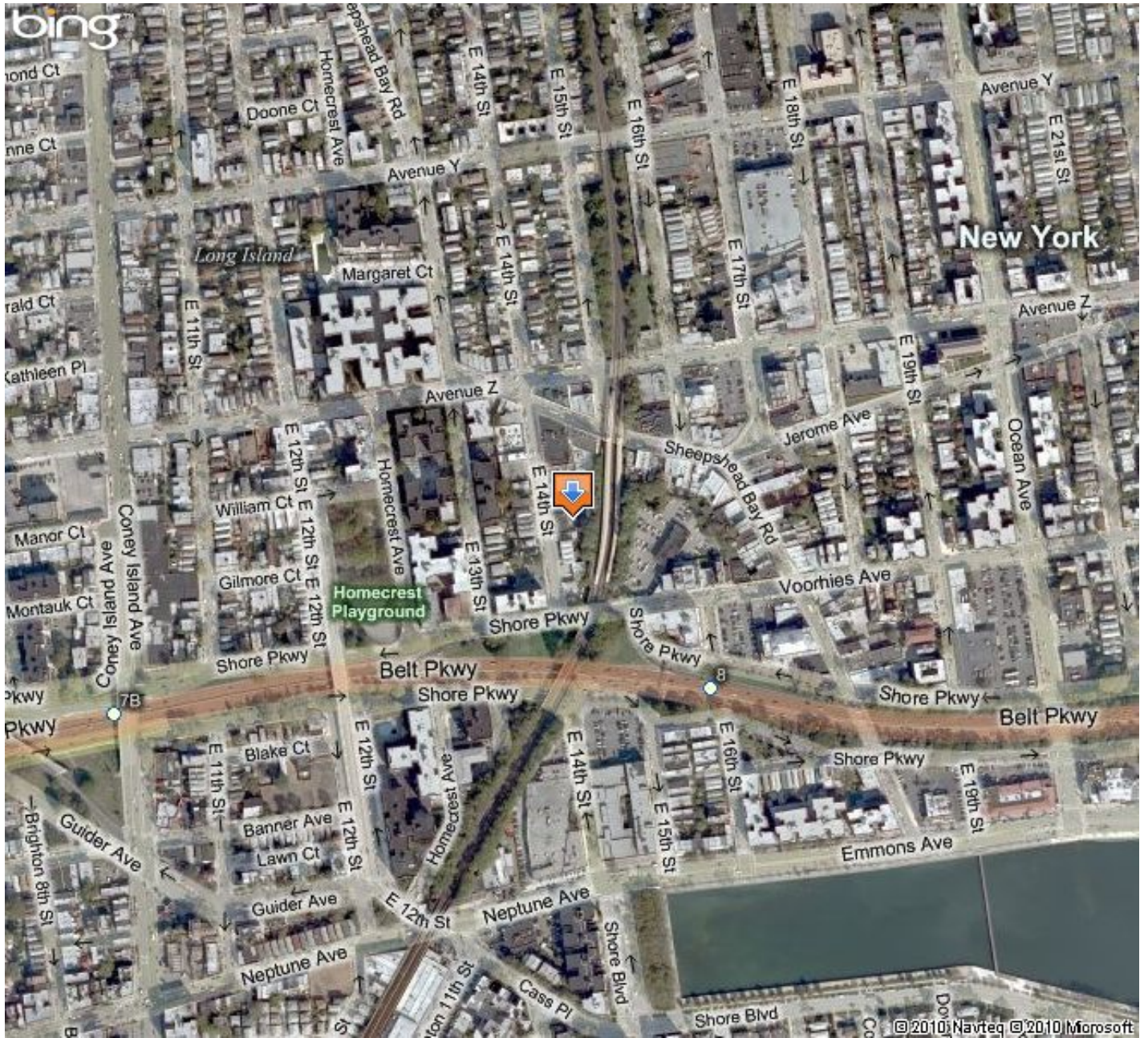
Gross Operating Income: \$292,920
Monthly GOI: \$24,410
Total Annual Expenses: (\$79,521)
Monthly Expenses: (\$6,627)

CONTACT INFORMATION

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.





ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$3,048,566
Investment - Cash	\$3,048,566
First Loan	\$0

INVESTMENT INFORMATION

Purchase Price	\$3,048,566
Price per Tenant	\$3,048,566
Price per Sq. Ft.	\$254.05

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$292,920
Total Vacancy and Credits	\$0
Operating Expenses	(\$79,521)
Net Operating Income	\$213,399
Debt Service	\$0
Cash Flow Before Taxes	\$213,399
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$74,903)

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	7.00%
Debt Coverage Ratio	N/A
Capitalization Rate	7.00%
Gross Income / Square Feet	\$24.41
Gross Expenses / Square Feet	(\$6.63)
Operating Expense Ratio	27.15%