



Sheepshead Bay Retail

Cliff Hecht
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| Brooklyn, NY

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- Desirable Sheepshead Bay
- Rare Brooklyn Retail
- Very Busy Corner
- Offered at \$1,070,933.



ANALYSIS

Analysis Date: April 2010

PROPERTY

Property: Sheepshead Bay Retail
Property Address: Brooklyn, NY



PURCHASE INFORMATION

Property Type: Commercial
Purchase Price: \$1,070,933
Fair Market Value: \$917,948
Tenants: 4
Total Rentable Sq. Ft.: 0
Resale Valuation: 3.0% (annual appreciation)

FINANCIAL INFORMATION

All Cash

LOANS

	Debt	Term	Rate	Payment	LO Costs
All Cash					

INCOME & EXPENSES

Gross Operating Income: \$131,556
Monthly GOI: \$10,963
Total Annual Expenses: (\$67,299)
Monthly Expenses: (\$5,608)

CONTACT INFORMATION

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Brooklyn, NY

Property Description



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ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$1,070,933
Investment - Cash	\$1,070,933
First Loan	\$0

INVESTMENT INFORMATION

Purchase Price	\$1,070,933
Price per Tenant	\$267,733
Price per Sq. Ft.	NA

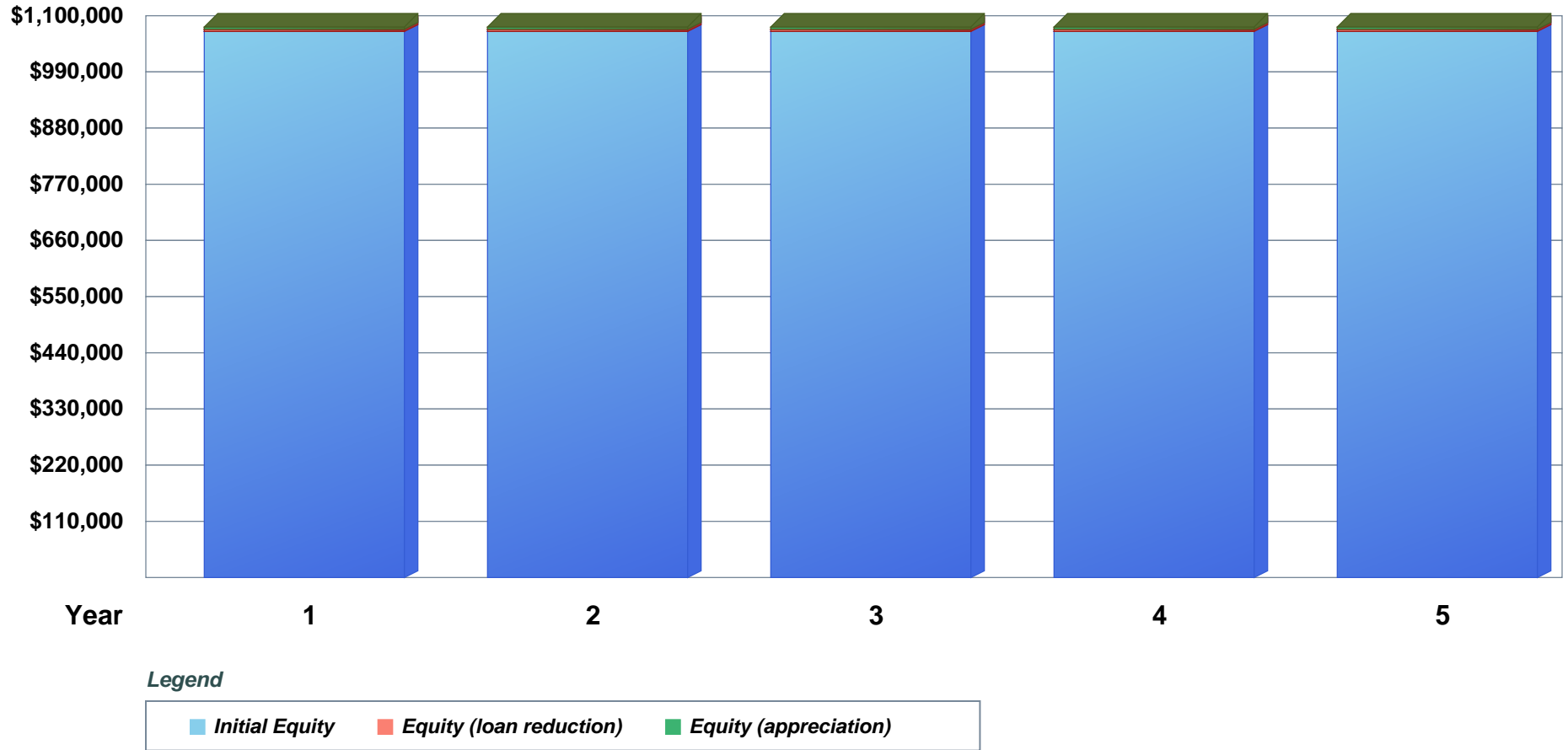
INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$131,556
Total Vacancy and Credits	\$0
Operating Expenses	(\$67,299)
Net Operating Income	\$64,257
Debt Service	\$0
Cash Flow Before Taxes	\$64,257
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$26,313)

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	6.00%
Debt Coverage Ratio	N/A
Capitalization Rate	6.00%
Gross Income / Square Feet	\$0.00
Gross Expenses / Square Feet	\$0.00
Operating Expense Ratio	51.16%

Property Equity Analysis



Gross Income Vs. Operating Expenses

