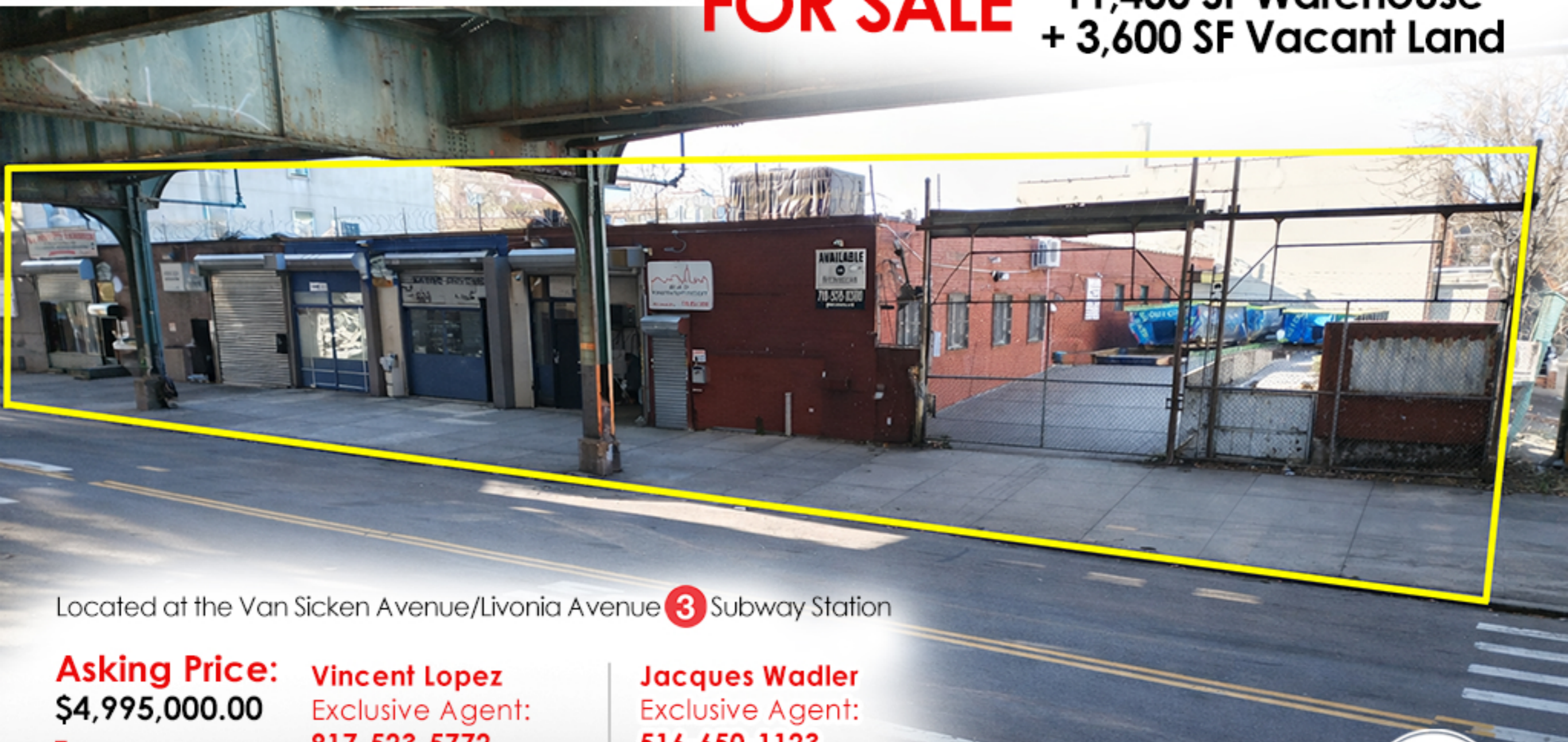


FOR SALE 11,400 SF Warehouse
+ 3,600 SF Vacant Land



Located at the Van Sicken Avenue/Livonia Avenue **3** Subway Station

Asking Price:
\$4,995,000.00

Taxes:
\$59,545

Vincent Lopez
Exclusive Agent:
917-523-5772
vlopez@krgnyc.com

Jacques Wadler
Exclusive Agent:
516-650-1123
jwadler@krgnyc.com

733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN





DESCRIPTION:

- Lot Size: 15,000 SF (150' x 100')
- Building Size: 11,400 SF: (114' x 100')
- Two Warehouse Buildings + Land
- Currently: Four Warehouse Divisions
+ Land, Total Five Tenants
- R6/C2-2 Zoning (FAR 2.2 Residential | FAR 2.0
Commercial | FAR 4.8 Community Facility)
- Combined Real Estate Taxes
(26/27): \$59,545 per Year
- Block: 3810 | Lot #: 48 & 50

733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN





BUILDING FEATURES:

- Brick Mill Construction
- 13.5' Ceiling Height
- Four Overhead Drive-in Gates
- Certificate of Occupancy for "Warehouse, Offices, Parking, Storage & Outdoor Storage"
- Letter of no Objection for "Auto Repair"
- Gas Heat/Heavy Power

733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



Actual Income

Unit	Tenant	Status	Size SF	Monthly Rent	Yearly Rent	PSF	Lease Start	Lease Expiration	Option to Renew
733 Livonia Ave, Unit B	G&A Auto-Repair	Occupied	2,500	\$5,373.24	\$64,478.88	\$25.79	11/1/19	10/31/24	MTM
733 Livonia Ave, Unit A	Party Rental Supplies	Occupied	2,500	\$5,374.24	\$64,490.88	\$25.80	10/1/19	9/30/24	MTM
741 Livonia Ave	Robel & Sons Auto-Repair	Occupied	2,950	\$5,627.55	\$67,530.60	\$22.89	10/1/21	9/30/26	One 5 yr option
743 Livonia Avenue	RJ Transportation	Occupied	3,450	\$6,376.00	\$76,512.00	\$22.18	11/1/20	10/31/25	MTM
606 Miller Avenue	Quick Containers	Occupied	3,600	\$3,151.43	\$37,817.16	\$10.50	5/1/21	6/30/26	One 5 yr option
			15,000						

Monthly Income **\$25,902.46**

Total Income **\$310,829.52**

Expenses

Gross Operating Income	\$310,829.52	
Vacancy (3%)	\$9,324.89	
Effective Gross Income	\$301,505	
Real Estate Taxes	\$59,545	Seller is not collecting tax increase reimbursements
Insurance	\$18,000	Seller is not collecting insurance increase reimbursements
Water & Sewer	\$6,000	Seller is not collecting water reimbursements
Repairs & Maintenance	\$7,500	
Management (3%)	\$9,045	
Total Expenses	\$100,090	
Net Operating Income	\$201,414	
Asking Price	\$4,995,000.00	
CAP RATE	3.66%	



733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



KNICKERBOCKER

REALTY GROUP LLC

408 SENECA AVENUE | RIDGEWOOD, NY 11385 | 718-928-0300 | WWW.KRGNYC.COM



733-743 LIVONIA AVENUE EAST NEW YORK, BROOKLYN



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

606 MILLER AVE

NYC BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

MAY 18 2004

DATE MAY 18 2004

NO. 301384419

This certificate supersedes C.O.NO

ZONING DISTRICT C2-2 IN R6

THIS CERTIFIES that the new-altered-existing-building-premises located at

606 to 616 MILLER AVE. , 727 to 743 LIVONIA AVE.

Block 3810 Lot 48 & 50

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ.FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
FIRST	OG	6			16	Comm.	Warehouse, loading & unloading, accessory offices, parking & storage of 5 motor vehicles & outdoor sale and display of more than 5 used motor vehicles.

Zoning Declaration recorded at County Clerk's office. New recorded document numbers are as follows:
 Exhibit 1: #2004032200276001
 Exhibit 3: #2004032200276002
 Exhibit 4: #2004032200276003
 Exhibit 5: # 2004032200276004
 This Certificate of Occupancy signifies a range of addresses. These addresses are 606 to 616 Miller Ave & 727 to 743 Livonia Ave. These addresses belong to one (1) building.

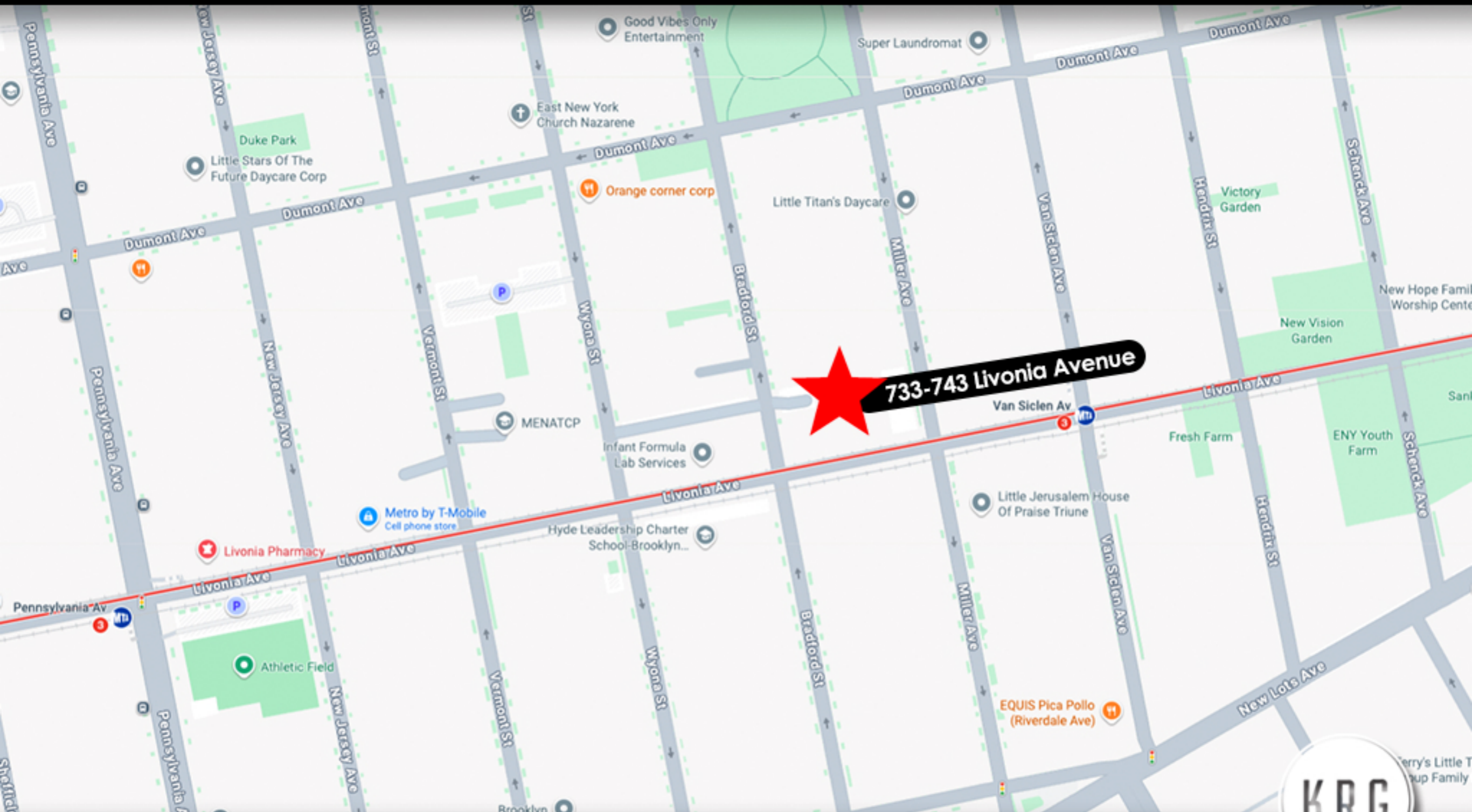


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