

163 Veronica Pl, Brooklyn, NY 11226 Unit #: 8

List Price: \$2,600,000



ML#: 2905903

Commercial

Sec/Area:
Schools: 13
Community District 13
Taxes: \$5,797.00
Village Tax:
Total Taxes: \$5,797.00
Dis:
Block: 5137
Building Size: 6350 Sf
Waterfront: N

Type Sale: Property
Property Type: Apt House
Sale or Rent: S Units: 8
Rent Per Sqft:
Apx Interior Sqft:
Office %:
Vacancy %:
Lot Size: 25X100 Lot Sqft: 2504
Zoning: R^
Sec:
Lot: 44
Waterview: N

Cross Street: Beverly Road

Walk Score®: 95

Directions: Take The Subway To Beverly Road To Veronica Place To 163

Property Desc: Luxury 8 Unit Building, Consisting Of Front And Back Apartments. There Are 7 Two Bedrooms With Home Office And 1 One Bedroom Apartment And Home Office. All Units Are Individually Metered And Tenants Pay For Their Own Utilities. Sprinkler Building, With Every Unit Having Stainless Steel Appliances And Washer Dryer With Luxury Finishes And Hardwood Floors Throughout.

Personal Property Exclusions:

Business Information	Annual Income	Expenses	Building Info
Business Type:	Gdn Apt 1R \$2,200	Rent:	Ceiling Height:
DBA:	1F \$1,650	Fuel: 0	Construction:
Business Age:	2R \$2,200	Electric: \$1,200	Amps:
Lease Years:	2F \$2,200	Main/Repairs: \$2,400	Floor Load:
Inventory:	3R \$2,200	Insurance: \$2,800	Parking Spaces:
Lsehold Improve:	3F \$2,200	Taxes: \$5,797.00	Loading Dock: N
Fixtures and Equip:	4R \$2,248	Village Tax:	A/C: N
Seats:	4F \$1,980	Total Taxes: \$5,797.00	Aprox Year Built: 2016
Parking Spaces:		Payroll: \$1,800	Stories: 4
	Total Income: \$201,600	Misc:	Sprinklers: Y
	Total Expense: \$18,497	Gross Profit %:	Corner Prop:
	Net Income: \$183,102		

Assum Mortgage 1:	Assum Mortgage 2:	Proposed Mortgage:
1st Assum %:	2nd Assum %:	Proposed Mortgage %:
Monthly Payment:	Monthly Payment:	Monthly Payment:
Maturity Date:	Maturity Date:	Maturity Date:
Bank/Private:	Bank/Private:	Bank/Private:

Short Sale: N REO: Y

Energy Efficient Features: Y
Handicap Accessible: Y

List Date: 1/10/2017
Original LP: \$2,600,000
Prior LP:
List Price: \$2,600,000
Cash Down:

Occupancy:

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163 Veronica Pl

LSC: NEW

