

## 1730-1736 & 1738 Sheepshead Bay Road, Brooklyn, NY



(1730-1736 Sheepshead Bay Road)



(1738 Sheepshead Bay Road)

# Asking: \$4,500,000

For More Information Please Contact Our Sales Agents Below:

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## 1730-1736 & 1738 Sheepshead Bay Road, Brooklyn, NY

Property Address	1730-1736 & 1738 Sheepshead Bay Road Brooklyn, NY (Between Shore Parkway and Voorhies Avenue)	
Property Description	2 contiguous commercial buildings; A one story retail building consisting of 4 stores (plus rear parking) and a two story retail building consisting of 1 store.	
Block/Lot	8770/36 & 40	
Size	<b>1730:</b> 76.67' x 100' <b>1738:</b> 23.33 x 60'	Built 76' x 80' Built 19' x 45'
Building SF	7,244 (Combined)	
Year Built	1927	
Zoning	C2-2/R4	FAR .9
Assessment (14/15)	\$532,620 (Combined)	

### Financial Information

Income	Commercial*	\$	283,929
	RE Tax Reimbursement	\$	10,165
	<b>Total</b>	<b>\$</b>	<b>294,094</b>
Expenses	Real Estate Taxes (14/15)	\$	54,982
	Insurance**	\$	8,199
	Repair & Maintenance	\$	5,000
	<b>Total</b>	<b>\$</b>	<b>68,181</b>
NOI		<b>\$</b>	<b>225,913</b>

\*annualized in-place base rent (refer to escalation provisions below).

\*\* Insurance includes auto, flood & property insurance as provided by 2013 P&L.

\*\*\* Tenants responsible for all non-structural repairs, water & sewer expense.

Figure provided is estimate.

**Asking Price: \$4,500,000**

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### Real Estate Tax Reimbursement

Tenant	Tax Lot	Taxes 14/15	Base Year	Base Year Amount	Diff. Between Current & Base	% increase over base	Reimbursement
Womans Fantasy	8770/36	\$ 45,710.00	new lease			25%	
CPR Cell Phone	8770/36	\$ 45,710.00	new lease			25%	
Mikado Japanese	8770/36	\$ 45,710.00	2007/08	\$ 38,520.92	\$ 7,189.08	25%	\$ 1,797.27
Fruit Creations	8770/36	\$ 45,710.00	2005/06	\$ 37,486.16	\$ 8,223.84	25%	\$ 2,055.96
Shakemasters	8770/40	\$ 9,272.00	2005/06	\$ 2,960.08	\$ 6,311.92	100%	\$ 6,311.92
							<b>\$ 10,165.15</b>

### RENT ROLL

Store	Tenant	Monthly Rent	Annual Rent	SF	Lease Term	Lease Conditions	Renewal Options
Store (1730)	Woman's Fantasy Inc	\$ 3,750.00	\$ 45,000.00	1,700	Sep-2018	3% annual	option to renew for 5 yrs
Store (1732)	CPR Cell Phone Repairs Franchise Sys Inc	\$ 4,400.00	\$ 52,800.00		Oct-2018	3% annual increases but fixed for first 2 yrs. Lease commenced in Q4 2013	option to renew for 5 yrs
Store (1734)	Mikado Japanese, Inc.	\$ 6,184.88	\$ 74,218.56	1,760	May-2017	4% annual	
Store (1736)	Fruit Creations, LLC	\$ 5,267.25	\$ 63,207.00	1,580	Jul-2015	3.5% annual	
Store (1738)	L.T. Shakemasters, LLC	\$ 4,018.58	\$ 48,222.96	800*	Sep-2016	3% annual	
<b>Total</b>		<b>\$ 23,638.71</b>	<b>\$ 291,468.52</b>				

\*SF provided is just ground floor. Tenant also occupies 2nd floor.

### TAX MAP



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RETAIL MAP



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