



**ANDREW ROYE**  
ASSOCIATE

**ANTHONY SESI**  
VICE PRESIDENT

Listed in Conjunction with Broker  
of Record:

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**Brian Brockman, Bang Realty, Inc.**

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**PROPERTY INFORMATION**

Property Address	1563 Eastern Parkway
City/State	Brooklyn/NY
Building Size	2,802 SF
Lot Size	20x80
Number of Floors	Three Floors
Number of Units	Four
Zoning	R6/C2-3

**FINANCIAL INFORMATION**

Sale price	\$1,300,000
Gross Income (Pro-Forma)	\$84,000.00
Operating Expenses (2022)	\$19,940.00
NOI (Pro-Forma)	\$64,060.00
CAP Rate (Pro-Forma)	5.00%
Price per unit	\$325,000.00

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 2,617,156 PEOPLE	 <b>MEDIAN AGE</b> 37.3 YEARS OLD
 <b>HOUSEHOLDS</b> 954,799	 <b>CONSUMER SPENDING</b> \$27.5 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$101,378/ANNUALLY	 <b>DAYTIME POPULATION</b> 658,393 PEOPLE

**PROPERTY HIGHLIGHTS**

- Three Story multi-family building consisting of 4 residential units available for sale in the Crown Heights neighborhood.
- Value add opportunity with one vacant unit available for rent in a high demand rental market.
- Property is well maintained with ownership living on site which will create value once the property is sold.
- Various number of schools, parks, transportation and service retailers all within a few blocks.

ACTUAL

Unit #	Unit Type	Monthly	Annually
Apt 1 (1 <sup>st</sup> floor)	2 BR/1 Bath	\$1,500	\$18,000
Apt 2 (1 <sup>st</sup> floor)	1 BR/ 1 Bath	\$0.00	\$0.00
Apt 3 (2 <sup>nd</sup> floor)	3 BR/1 Bath	\$2,200	\$26,400
Apt 4 (3 <sup>rd</sup> floor)	3 BR/1 Bath	\$1,800	\$21,600
<b>Total Income</b>		<b>\$5,500.00</b>	<b>\$66,000.00</b>

PRO-FORMA

Unit #	Unit Type	Monthly	Annually
Apt 1 (1 <sup>st</sup> floor)	2 BR/1 Bath	\$1,500	\$18,000
Apt 2 (1 <sup>st</sup> floor)	1 BR/ 1 Bath	\$1,500	\$18,000
Apt 3 (2 <sup>nd</sup> floor)	3 BR/1 Bath	\$2,200	\$26,400
Apt 4 (3 <sup>rd</sup> floor)	3 BR/1 Bath	\$1,800	\$21,600
<b>Total Income</b>		<b>\$7,000.00</b>	<b>\$84,000.00</b>

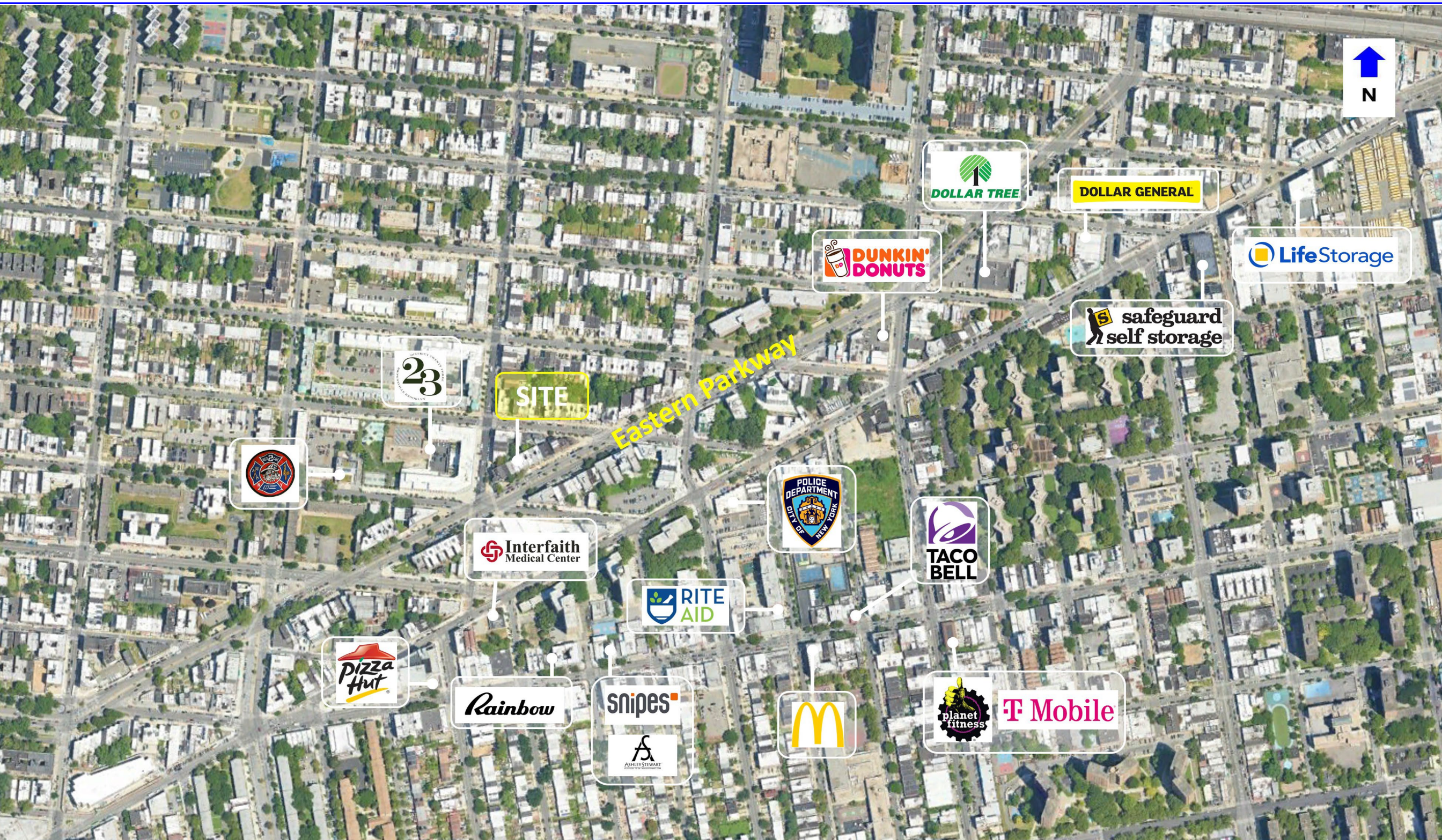
**Cash Flow Summary (Actual)**

<b>Projected Income</b>	<b>Annual</b>
Potential Rental Income	\$66,000.00
<b>Effective Gross Income</b>	<b>\$66,000.00</b>
<b>Operating Expenses</b>	
Real Estate Taxes	\$2,700.00
Property Insurance	\$2,300.00
Utilities: Water/Sewer:	\$7,800.00
Utilities: Gas	\$1,400.00
Repairs/Maintenance	\$5,700.00
<b>Total Operating Expenses</b>	<b>\$19,940.00</b>
<b>Net Operating Income</b>	<b>\$46,060.00</b>

**Cash Flow Summary (Pro-Forma)**

<b>Projected Income</b>	<b>Annual</b>
Potential Rental Income	\$84,000.00
<b>Effective Gross Income</b>	<b>\$84,000.00</b>
<b>Operating Expenses</b>	
Real Estate Taxes	\$2,700.00
Property Insurance	\$2,300.00
Utilities: Water/Sewer:	\$7,800.00
Utilities: Gas	\$1,400.00
Repairs/Maintenance	\$5,700.00
<b>Total Operating Expenses</b>	<b>\$19,940.00</b>
<b>Net Operating Income</b>	<b>\$64,060.00</b>







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	172,329	1,225,956	2,470,879
2022 Population	184,734	1,314,863	2,617,156
2027 Population Projection	188,877	1,344,646	2,665,619
Annual Growth 2010-2022	0.60%	0.60%	0.50%
Annual Growth 2022-2027	0.40%	0.50%	0.40%
Median Age	34.9	36.3	37.3
Bachelor's Degree or Higher	21%	30%	34%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	21,835	429,493	1,284,486
Black	152,763	750,014	893,786
American Indian/Alaskan Native	1,566	15,893	29,217
Asian	2,954	73,681	325,122
Hawaiian & Pacific Islander	143	1,958	3,695
Two or More Races	5,473	43,825	80,851
Hispanic Origin	23,306	306,459	590,540

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	62,716	442,863	898,889
2022 Households	66,183	470,985	954,799
2027 Household Projection	67,527	481,218	973,035
Owner Occupied Households	10,322	97,438	254,744
Renter Occupied Households	57,205	383,780	718,291
<b>Avg Household Income</b>	<b>67,656</b>	<b>89,883</b>	<b>101,378</b>
<b>Median Household Income</b>	<b>46,042</b>	<b>64,947</b>	<b>72,685</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	14,110	83,536	158,692
\$50,000 - 75,000	9,484	71,558	132,073
\$75,000 - 100,000	6,693	54,776	107,616
\$100,000 - 125,000	5,014	42,161	88,166
\$125,000 - 150,000	3,708	30,308	64,803
\$150,000 - 200,000	3,269	38,271	85,929
\$200,000+	2,830	42,002	118,926



DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>35,017</b>	<b>4,186</b>	<b>8</b>	<b>242,340</b>	<b>33,199</b>	<b>7</b>	<b>603,390</b>	<b>79,137</b>	<b>8</b>
Trade Transportation & Utilities	4,846	759	6	40,811	6,203	7	100,847	14,751	7
Information	1,981	84	24	6,696	725	9	18,437	1,850	10
Financial Activities	1,743	403	4	17,967	3,187	6	47,705	8,131	6
Professional & Business Services	2,014	461	4	17,456	3,589	5	61,053	10,517	6
Education & Health Services	15,859	1,153	14	95,016	10,246	9	206,407	23,607	9
Leisure & Hospitality	4,732	502	9	38,246	4,020	10	94,174	9,287	10
Other Services	2,854	801	4	20,439	5,090	4	46,188	10,606	4
Public Administration	988	23	43	5,709	139	41	28,579	388	74
<b>Goods-Producing Industries</b>	<b>1,274</b>	<b>231</b>	<b>6</b>	<b>17,256</b>	<b>2,380</b>	<b>7</b>	<b>55,003</b>	<b>6,922</b>	<b>8</b>
Natural Resources & Mining	14	6	2	155	38	4	329	92	4
Construction	739	146	5	7,628	1,409	5	27,650	4,342	6
Manufacturing	521	79	7	9,473	933	10	27,024	2,488	11
<b>Total</b>	<b>36,291</b>	<b>4,417</b>	<b>8</b>	<b>259,596</b>	<b>35,579</b>	<b>7</b>	<b>658,393</b>	<b>86,059</b>	<b>8</b>

## EXCLUSIVELY LISTED BY:

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## CONTACT US:



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