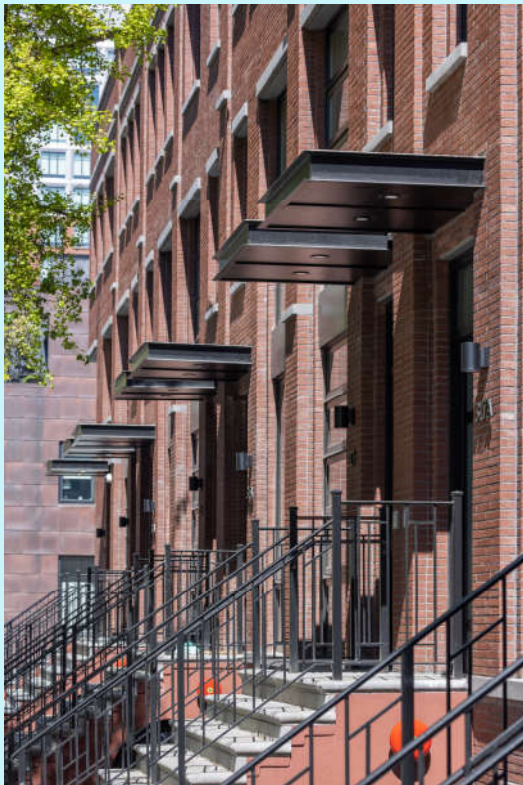


**INVESTMENT OPPORTUNITY  
TWO FAMILY RESIDENCE**  
For Sale by Owner



**7onState.com**

**Principals Only Please:**

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# Neighborhood

Situated at the nexus of Boerum Hill and Atlantic Avenue, on a quiet tree lined sunny street, the townhouses of **7onState** are the quintessential contemporary two family homes comprised of a primary four bedroom residence and a one bedroom apartment that may be used as a home office or rental residence.

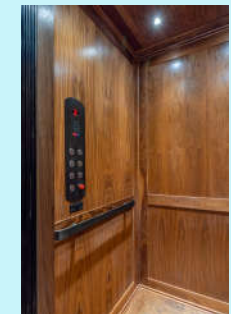
The neighborhood is quaint, with eclectic cafés and stores on Atlantic Avenue and a gourmet supermarket nearby. A few blocks away at City Point, there is a Trader Joes, a Target and many food establishments where one can indulge in diverse cuisines. For recreation, one can walk to the Brooklyn Heights Promenade, Brooklyn Bridge Park or the Barclay Center with its plethora of events and access to 11 subway lines and the LIRR.



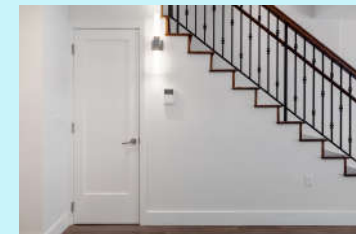
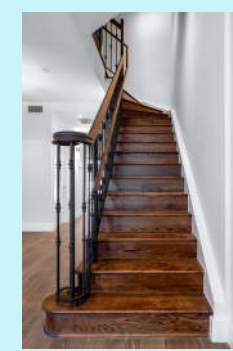
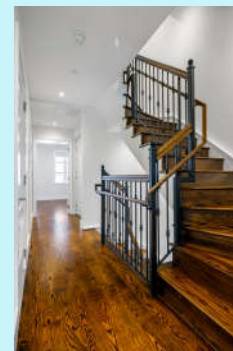
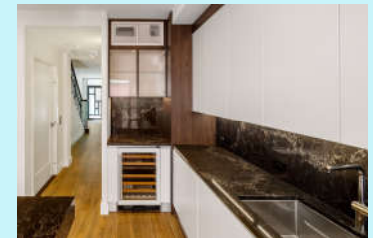
# Features

Completed in early 2021, these townhouses feature:

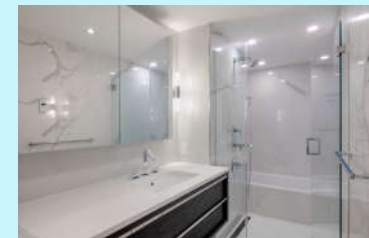
- Solid Concrete Construction using **Insulated Concrete Forms** for the ultimate in noise reduction and thermal efficiency.
- Zero emission mechanical systems for the utmost in comfort and energy efficiency, featuring an all electrical LG system that supplies heating and cooling without emitting any carbon into our atmosphere.
- The building features an elevator that makes all the floors of the main residence easily accessible for everyone, making it an ideal multi-generational home.



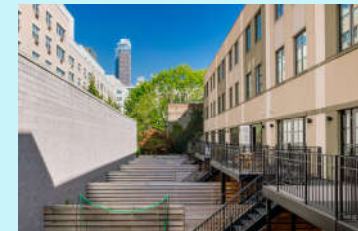
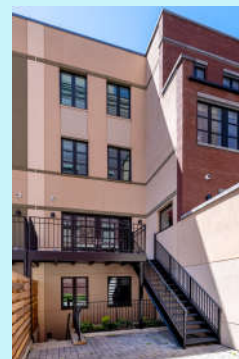
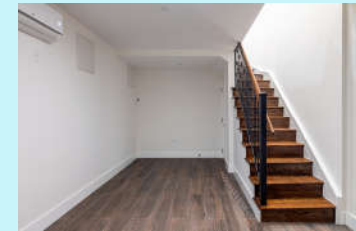
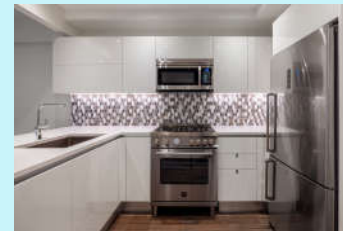
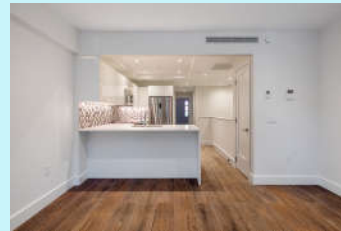
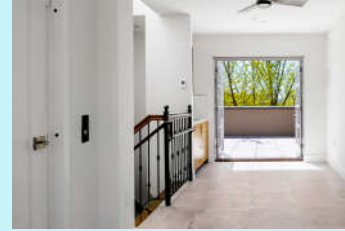
- The main kitchen includes Italian made Scavolini cabinets and high end appliances featuring a Sub Zero refrigerator, Fisher Paykel two drawer dishwasher and a Wolf convection range for the ultimate in gourmet cooking.
- The building is wired with smart home technology that interfaces with the HVAC, lighting and intercom systems that can be integrated with a smart phone.
- One enters the home on the first floor / parlor floor where the kitchen, living and dining rooms and a powder room are located. There is access to a deck off the kitchen with stairs that lead down to the backyard. A hand crafted staircase leads you up to each and every floor leading all the way up to the penthouse level with its double terraces. To save a person the stair climbing, there is the option of taking the private elevator to all of the floors.



- On the second floor, one will find two bedrooms, each with a separate bathroom and a laundry room on the floor. Both bedrooms get ample light and have high end finishes and ample closet space and dark oak wood flooring. The bathrooms each have Robern or Kohler medicine cabinets, La Cava bathroom vanities and Porcelanosa tiles.
- The third floor boasts a very spacious primary bedroom and large bathroom with a soaking tub, granite double-sink vanity and porcelain tile floors equipped with radiant floor heating. The second bedroom is ideal for a home office, study or media room.



- The fourth floor penthouse with its skylight, two terraces with matching Porcelanosa pavers, a wet bar with an ice maker and beverage cooler makes for an ideal entertainment area.
- Lastly, the one-bedroom garden apartment is designed with a living/dining area adjacent to a modern kitchen with Scavolini Italian cabinetry and Bertazonni appliances. The bedroom is in the rear of the apartment, facing the backyard. Downstairs one will walk into a spacious recreation room that may serve as a home office, fitness center or play room. This apartment is equipped with wifi repeaters and ethernet jacks throughout, a central HVAC controller and a Comelit intercom system that can interface with a smart phone.
- The backyard has been designed and landscaped with minimum maintenance in mind. Permeable pavers, automatic irrigation system, lighting and ample electrical outlets make for the ultimate outdoor experience.



<b>State Street Financial Analysis</b>			
<b>One Individual Townhouse</b>			
<b>Income</b>	<b>SF</b>	<b>Monthly</b>	<b>Annual</b>
Four bedroom Unit w Garden	2785	\$ 15,000	\$ 180,000
One bedroom Unit w Rec Space	1060	\$ 4,250	\$ 51,000
Utility Pass thru		\$ 300	\$ 3,600
Less; vacancy	3.00%	\$ (587)	\$ (7,038)
<b>Total Income:</b>		<b>\$ 18,964</b>	<b>\$ 227,562</b>
<b>Expenses</b>		<b>Monthly</b>	<b>Annual</b>
Real Estate Taxes		\$ 1,214	\$ 14,568
Utilities (net of pass thru)		\$ 150	\$ 1,800
Repairs / HVAC Maint Contract		\$ 650	\$ 7,800
Insurance		\$ 650	\$ 7,800
Landscaping		\$ 100	\$ 1,200
Exterminating		\$ 100	\$ 1,200
Water/Sewer		\$ 100	\$ 1,200
Elevator Maint/Contract		\$ 200	\$ 2,400
Mgt	3.00%	\$ 569	\$ 6,827
<b>Total Expenses:</b>		<b>\$ 3,733</b>	<b>\$ 44,795</b>
<b>TOTAL NOI</b>		<b>\$ 15,231</b>	<b>\$ 182,767</b>
<b>Basis &amp; Depreciation</b>			
Acquisition		\$	4,500,000
Land Value		\$	1,250,000
Annual Depreciation Expenses (27.5 yrs)		\$	118,182
<b>Calculation of Returns</b>			
Tax Savings from Depreciation		\$	55,545
Cash Flow		\$	182,767
<b>Total Pre-Tax Benefits</b>		<b>\$</b>	<b>238,313</b>
<b>Cap Rate</b>	<b>5.30%</b>		