

2838 WEST 19TH STREET

CONEY ISLAND, NY 11224

ASSET SUMMARY:

- ✓ Fully vacant and gut-renovated
- ✓ Individual utility metering
- ✓ Outdoor amenities
- ✓ Prime Coney Island location

FINANCIAL SNAPSHOT:

ASKING PRICE	\$1.35M
PRO FORMA CAP RATE	7.72%
PRO FORMA NOI	\$104,000
PRO FORMA MONTHLY RENT ROLL	\$11,200



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