

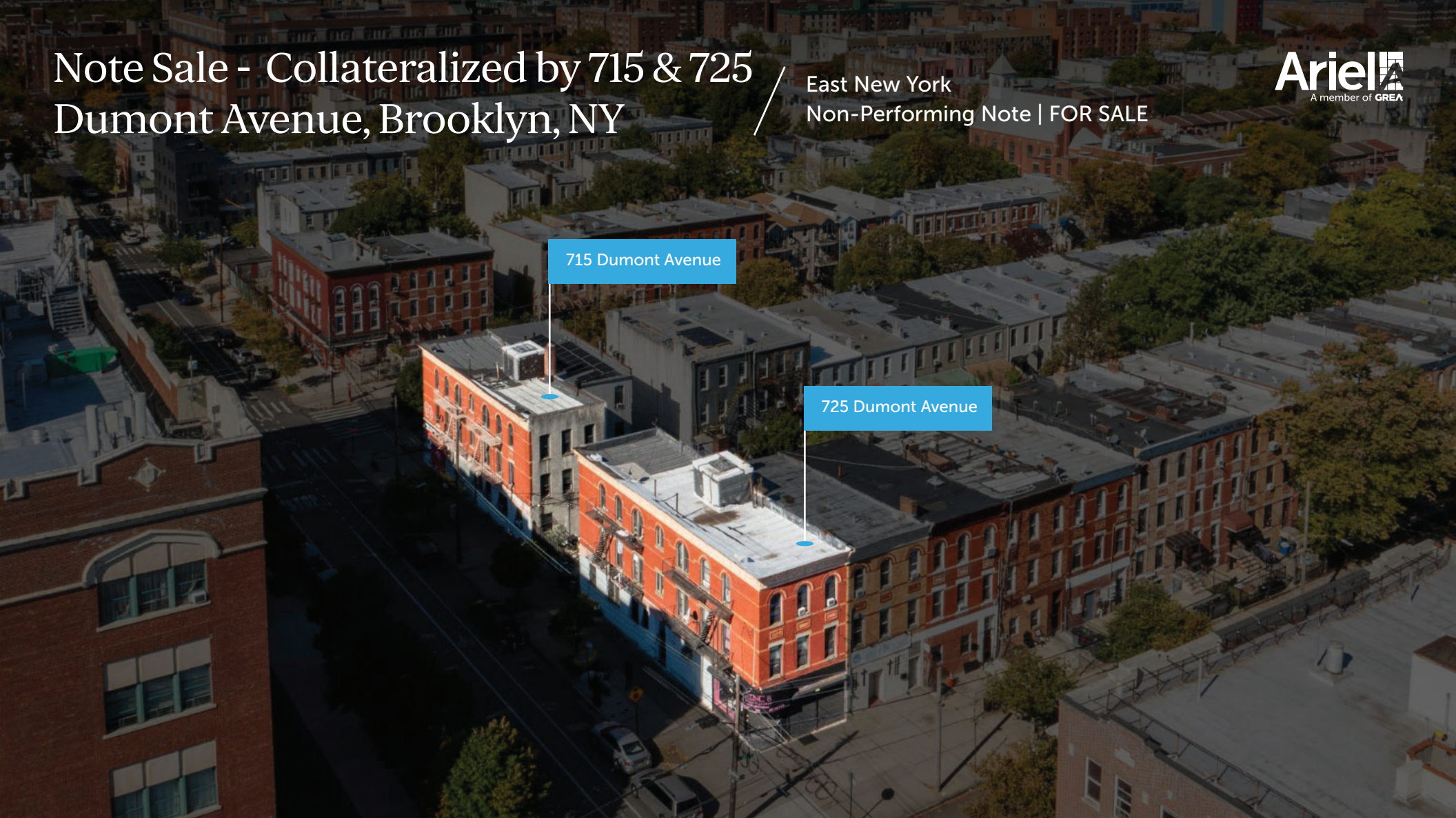
Note Sale - Collateralized by 715 & 725 Dumont Avenue, Brooklyn, NY

East New York
Non-Performing Note | FOR SALE

Ariella
A member of GREA

715 Dumont Avenue

725 Dumont Avenue



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- ▶ Collateral consists of two adjacent buildings located at 715 and 725 Dumont Ave
- ▶ Both buildings are 3 story mixed-use walkups consisting each of 1 commercial and 5 residential units
- ▶ Situated two blocks from the Pennsylvania Ave subway station, providing access to 2, 3, 4 and 5 subway lines
- ▶ Neighborhood amenities include the Brooklyn Public Library, Hyde Leadership Charter Middle School and the Martin Luther King Jr. Playground

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For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

Victor Sozio x12
vsozio@arielpa.com

Shimon Shkury x11
sshkury@arielpa.com

Benjamin Vago, Esq. x85
bvago@arielpa.com

Jake Brody x62
jbrody@arielpa.com

For Financing Information:

Matthew Dzbanek x48
mdzbanek@arielpa.com

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715 Dumont Avenue



725 Dumont Avenue



Mortgage Information

Origination Date	1/29/2020
Maturity Date	2/10/2030
Fully Extended Maturity Date	2/10/2030
Current Balance	\$3,335,376
Current Interest Rate	3.63%
Monthly Payment	\$15,962
Default Rate	24.00%
Days in Default	345

	Total	715 Dumont Ave	725 Dumont Ave
Block / Lot	3791 / 1, 50	3791 / 1	3791 / 50
Lot Dimensions	-	20' x 100'	20' x 100'
Lot Sq. Ft.	-	2,000	2,000
Building Dimensions	-	20' x 72'	20' x 72'
Stories	-	3	3
Residential Units	10	5	5
Commercial Units	2	1	1
Total Units	12	6	6
Building Sq. Ft.	8,640	4,320	4,320
Zoning	R6	R6	R6
FAR	2.20	2.20	2.20
Buildable Sq. Ft.	8,800	4,400	4,400
Air Rights Sq. Ft.	160	80	80
Tax Class	2A	2A	1
Assessment (24/25)	\$111,203	\$90,856	\$20,347
Real Estate Taxes (24/25)	\$15,446	\$11,359	\$4,087

*All square footage/buildable area calculations are approximate

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Financial Summary - Projected

Projected Gross Income:	\$416,148	
Less Vacancy Rate Reserve (7.50%):	(\$31,211)	
Gross Operating Income:	\$384,937	
Less Expenses:	(\$93,366)	22% of SGI
Net Operating Income:	\$291,571	

Expenses (Estimated)

Real Estate Taxes (24/25)	\$15,446	Repairs & Maintenance	\$10,000
Water & Sewer	\$11,000	Payroll	\$5,000
Insurance	\$15,000	Legal/Miscellaneous	\$7,699
Fuel	\$11,232	Management	\$15,397
Electric	\$2,592		
Gross Operating Expenses:	\$93,366		

Projected Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
3 BR	1	\$3,000	\$3,000	\$36,000
4 BR	9	\$3,000	\$27,000	\$324,000
Retail	2	\$2,340	\$4,679	\$56,148
Total Income:			\$34,679	\$416,148

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	10	\$3,000	\$30,000	\$360,000
Retail	2	\$2,340	\$4,679	\$56,148
Total Income:			\$34,679	\$416,148

Current UPB: \$3,335,376

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EDUCATIONAL

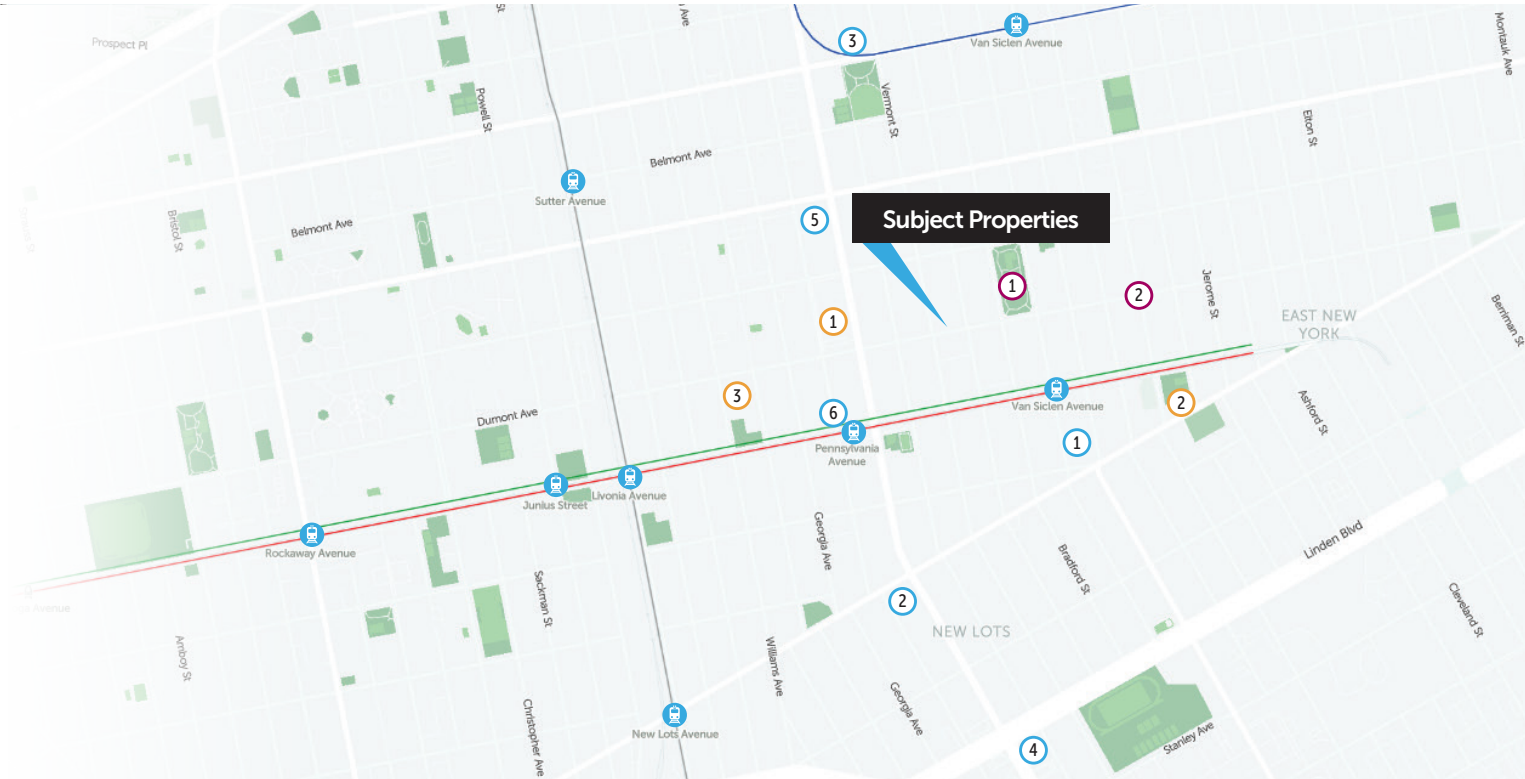
- 1 Thomas Jefferson High School
- 2 Brooklyn Public Library - New Lots Branch
- 3 Brooklyn Gardens Elementary School

ENTERTAINMENT AND ACTIVITIES

- 1 Martin Luther King Jr. Playground
- 2 Sutter Ballfields

FOOD & BEVERAGE

- 1 Equis Pica Pollo
- 2 Bravo Supermarkets
- 3 CTown Supermarkets
- 4 Chipotle
- 5 Dollar Tree
- 6 BKLYN Blend



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