

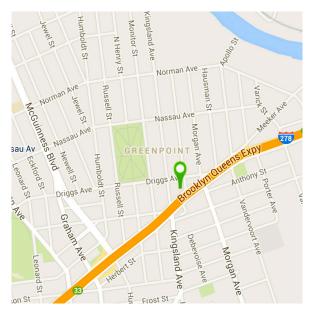
### 3 Sutton, 5 Sutton, 661 Meeker, 667 Meeker, Brooklyn, NY 11222







These four buildings are located in the heart of Greenpoint, an up-and-coming neighborhood, that is following closely in the footsteps of Williamsburg. With the PPSF and rental in Williamsburg skyrocketing over the last couple years, Greenpoint has become the new Mecca for young professionals and artists with limited income. As the neighborhood becomes more popular more retail and restaurants move in to cater to the growing population. At ROI of 4.2% and \$474/sf this package is an unmatched deal in this fast growing neighborhood.





Asking: \$15,065,000

For More Information Please Contact Our Sales Agents Below:

**Noah Schmahl** 

718.819.3939 x 203 347.389.4951

\$34,020

\$3,375 \$0

\$4,262

\$1,398 \$2,244

\$457

\$47,828 \$177,172



### 3 Sutton, 5 Sutton, 661 Meeker, 667 Meeker, Brooklyn, NY 11222

### CERTIFIED CURRENT RENT ROLL Borrower's Name: 3 SUTTON, LLC. Property Address: 3 Sutton Street Property Type: MIXED USE Brooklyn, NY 11222 No. of Residential: Year Built: No. of Commercial: Construction Type: Masonry-Steel-Auto Sprinkler Size of Building "gross Sq.Ft." 7474 No. of Stories: 4 + Penthouse = 5 Unit / Floor Lease End Date: Tenant's Name Area Leased No., of Annual Rent Lease Start Date Expenses Paid "NET" "Monthly" by Tenant COMMERCIAL RENT ROLE 10/1/2013 9/30/2014 Commercial Tenant Electric 355 Sq.Ft. 1F Ground \$1,100 "Office Space" 977 1R Ground 0 \$1,900 11/30/2013 12/1/2014 Electric Sa.Ft. "Office Space" CASH TENANT - NO LEASE B1 Cellar "Commercial Studio" CASH TENANT - NO LEASE B2 Cellar \$1,100 "Commercial Studio" RESIDENTIAL RENT ROLE Residential Apartment 531 Sq.Ft. \$2,000 3/1/2014 2/28/2015 Electric & Gas Residential Apartment 528 Sq.Ft. 2R \$2,000 12/1/2013 11/30/2014 Electric & Gas Residential Apartment 531 Sa.Ft. \$1.900 5/1/2014 4/30/2015 Electric & Gas Residential Apartment 528 Sa.Ft. 3R 3 2 \$1.900 3/1/2014 2/28/2015 Electric & Gas 10/1/2013 9/30/2014 Residential Apartment 531 Sq.Ft. \$2,000 Electric & Gas Residential Apartment 12/1/2013 11/30/2014 528 Sq.Ft. 4R \$2,000 Electric & Gas 3/31/2015 Residential Apartment 4/1/2014 Pen Electric & Gas 411 Sq.Ft. \$2,300 TOTAL LEASED NET "Sq.Ft." = 6124 TOTAL No of Bedrms = 12 \$18,850 ← Equals the TOTAL Annual Rent "Monthly" 1 pages is correct and I/we fully understand that it is a Federal crime punishable by fine or imprisonment, or both \* This Current Rent Roll Consisting of to knowingly make any false statements concerning any of the facts contained in this statement, as applicable under the provisions of Title 18, US Code, Sec 1014. 3 SUTTON, LLC. Borrower / Entity: Sylvester Smolarczyk 5/6/2014 Principal: Sign X Date: Principal: Sign X REVENUES \$225,000 Gross Rental Income [Actual Rents being collected to date] Less Vacancy and Credit Loss [n/a all units are 100% leased w/ no gap] Effective Gross Income [EGI] \$225,000 EXPENSES \$2,072 Insurance

For More Information Please Contact Our Sales Agents Below

Repairs and Maintenance [at 1.5 % of EGI due to building being newly built]

Management and Administrative [n/a we are self-managed] Fuel [Gas Heat-One HW Boiler for Entire Buidling]

Utilities [Common Electric Expenses]

Water and Sewer

Net Operating Income [NOI]

Miscellaneous
Replacement Reserves
Total Expenses

**Noah Schmahl** 

718.819.3939 x 203

347.389.4951

\$184,794



## 3 Sutton, 5 Sutton, 661 Meeker, 667 Meeker, Brooklyn, NY 11222

				CER	TIFIED		INDIAN INOLE				
Borrower's Name:		5 S	UTTO	N, LLC.			Proper	ty Address:	5 S	Sutton Street	
Property Type:		- 1	MIXE	USE		•			Brooklyn, NY 11222		
No. of Residential:			7	,		•		Year Built:		2004	
No. of Commercial:						•	Construction Type:		Masonry-Steel-Auto Sprink		
Size of Building "gross Sq.Ft.":			84			•		of Stories:			
Tenant's Name		Leased	Un	it / Floor	No., of	Annual Rent	Lease Start Date	Lease E	nd Date:	Expenses Paid	
	"	NET"			Bedroom's					by Tenant	
Communical Toward	070	lo 54	145	0		CIAL RENT ROL	MTM	МТ	- T	Electric	
Commercial Tenant "Office Space"	379	Sq.Ft.	1F	Ground	0	\$850	MITM	0.000		Electric	
Commercial Tenant "Office Space"	1102	Sq.Ft.	1R	Ground	0	\$2,500	3/1/2014	9/30/	2015	Electric	
CASH TENANT - NO LEASE "Commercial Studio"	290	Sq.Ft.	B1	Cellar	0	\$650	-	-		Electric	
CASH TENANT - NO LEASE	1080	Sq.Ft.	B2	Cellar	0	\$1,300	-			Electric	
"Commercial Studio"											
Desidential Accessor	500	0 51	T 6=			TIAL RENT RO		,	TA. 1	Florida 0.0	
Residential Apartment	539	Sq.Ft.	2F	2	2	\$1,850	MTM	MT		Electric & Gas	
Residential Apartment	562	Sq.Ft.	2R	2	2	\$2,000	12/1/2013	11/30		Electric & Gas	
Residential Apartment	539	Sq.Ft.	3F	3	2	\$1,850	12/31/2013	1/1/2		Electric & Gas	
Residential Apartment	562	Sq.Ft.	3R	3	2	\$2,000	5/1/2013	4/30/	2014	Electric & Gas	
Residential Apartment	539	Sq.Ft.	4F	4	2	\$2,000	7/1/2013	6/30/	2014	Electric & Gas	
Residential Apartment	562	Sq.Ft.	4R	4	2	\$1,800	12/1/2013	11/30	/2014	Electric & Gas	
Residential Apartment	421	Sq.Ft.	Pen	5	1	\$2,000	11/1/2013	10/31	/2014	Electric & Gas	
	6575	TOTAL	No of	Bedrms =	13	\$18,800	← Equals the TOTAL A	nnual Dent '	'Monthly"		
TOTAL LEASED NET "Sq.Ft." =							← Equais the TOTAL A				
* This Current Rent Roll Consisti		1	page	s is correc	t and I/we full	. ,	it is a Federal crime punis			nent, or both	
	ng of					y understand that	it is a Federal crime puni	shable by fine	or imprisonm		
* This Current Rent Roll Consisti to knowingly make any false s orrower / Entity:	ng of statemer	nts concer	ning a		acts contained	y understand that	it is a Federal crime puni	shable by fine	or imprisonm	Code, Sec 1014.	
* This Current Rent Roll Consisti to knowingly make any false s orrower / Entity: rincipal: Sylves	ng of statemer 5 SU	nts concer	ning a		acts contained	y understand that	it it is a Federal crime punis t, as applicable under the n/a	shable by fine	or imprisonm Title 18, US C	5/6/2014	
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* This Current Rent Roll Consisti to knowingly make any false s orrower / Entity: rincipal: Sylves rincipal:  EVENUES Gross Rental Income [A Less Vacancy and Cred	5 SU- ster Smannia	TTON, LL olarczyk  Rents ss [n/a	ning a	g collec	Sign X Sign X	y understand that if in this statement	it is a Federal crime punis, t, as applicable under the n/a n/a	shable by fine	or imprisonm Title 18, US C	5/6/2014 n/a \$234,3	
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* This Current Rent Roll Consisti to knowingly make any false s orrower / Entity: rincipal: Sylves rincipal:  EVENUES Gross Rental Income [A Less Vacancy and Cred Effective Gross Inc  KPENSES Insurance Taxes [Current]	5 SU 5 SU 1 SU 1 SU 1 SU 1 SU 1 SU 1 SU	TTON, LL olarczyk  Rents ss [n/a : [EGI]	ning al	g collec	- Sign X - S	y understand that if in this statement it in this statement ate] ased w/ no g	it is a Federal crime punis, as applicable under the n/a n/a n/a	shable by fine	or imprisonm Title 18, US C	5/6/2014 n/a \$234,30 \$234,30 \$234,30	
* This Current Rent Roll Consisti to knowingly make any false sorrower / Entity: rincipal: Sylves rincipal: Sylves rincipal: Sylves rincipal: Sylves rincipal: Sylves rincipal: Sylves Vacancy and Cred Effective Gross Inc	ng of statement of surface sur	Rents ss [n/a	bein	g collection are	- Sign X - S	y understand that In this statement  ate] ased w/ no g	it is a Federal crime punis, as applicable under the n/a n/a n/a	shable by fine	or imprisonm Title 18, US C	\$234,30 \$234,30 \$234,30 \$234,30 \$35,90 \$35,90 \$35,90	
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* This Current Rent Roll Consisti to knowingly make any false sorrower / Entity: rincipal:  Sylves rincipal:  EVENUES  Gross Rental Income [A] Less Vacancy and Cred [Effective Gross Income In	5 SU 5 SU 5 SU 6	Rents ss [n/a left]	being all under the second sec	g colleenits are	cts contained Sign X Sign X Sign X Cted to da 100% lea	y understand that In this statement  ate] ased w/ no g	it is a Federal crime punis, as applicable under the n/a n/a n/a	shable by fine	or imprisonm Title 18, US C	\$234,30 \$234,30 \$234,31 \$234,31 \$234,31 \$234,31	
* This Current Rent Roll Consisti to knowingly make any false s orrower / Entity: rrincipal: Sylves Vacancy and Cred Effective Gross Incomplete (Effective Gross Incomplete Taxes [Current] Repairs and Maintenanc Management and Admir Fuel [Gas Heat-One HV] Utilities [Common Electrical Repairs and Rent Pole Repairs and Rent Pole Re	5 SU 5 SU 5 SU 6	Rents ss [n/a left]	being all under the second sec	g colleenits are	cts contained Sign X Sign X Sign X Cted to da 100% lea	y understand that In this statement  ate] ased w/ no g	it is a Federal crime punis, as applicable under the n/a n/a n/a	shable by fine	or imprisonm Title 18, US C	\$234,30 \$234,30 \$234,30 \$234,30 \$234,30 \$2,00 \$35,90 \$35,90 \$3,50 \$4,77 \$1,00	
*This Current Rent Roll Consisti to knowingly make any false sorrower / Entity: rincipal: Sylves Vacancy and Cred Effective Gross Inc  KPENSES Insurance Taxes [Current] Repairs and Maintenand Management and Admir Fuel [Gas Heat-One HW Utilities [Common Electrical Vacance and Sewer	5 SU 5 SU 5 SU 6	Rents ss [n/a left]	being all under the second sec	g colleenits are	cits contained Sign X Sign X Sign X Cited to da 100% lea	y understand that In this statement  ate] ased w/ no g	it is a Federal crime punis, as applicable under the n/a n/a n/a	shable by fine	or imprisonm Title 18, US C	\$234,30 \$234,30 \$234,30 \$234,30 \$2,00 \$35,90 \$3,50 \$4,70 \$1,00 \$1,72	
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Net Operating Income [NOI]

**Noah Schmahl** 

718.819.3939 x 203

347.389.4951



## 3 Sutton, 5 Sutton, 661 Meeker, 667 Meeker, Brooklyn, NY 11222

### CERTIFIED CURRENT RENT ROLL

Borrower's Name:	661 MEEKER, LLC.	Property Address:	661 Meeker Avenue
Property Type:	MIXED USE		Brooklyn, NY 11222
No. of Residential:	7	Year Built:	2004
No. of Commercial:	4	Construction Type:	Masonry-Steel-Auto Sprinkler
Size of Building "gross Sq.Ft.":	7508	No. of Stories:	4 + Penthouse = 5

Tenant's Name	Area	Leased	Un	it / Floor	No., of	Annual Rent	Lease Start Date	Lease End Date:	Expenses Paid
	1"	NET"			Bedroom's	"Monthly"			by Tenant
					COMMERC	CIAL RENT ROL	.E		
Commercial Tenant	1293	Sq.Ft.	1A	Ground	0	\$2,400	11/1/2013	10/31/2014	Electric
"Office Space"									
Commercial Tenant	460	Sq.Ft.	М	Cellar	0	\$1,250	4/1/2014	3/31/2015	Electric
"Office Space"									
CASH TENANT - NO LEASE	617	Sq.Ft.	B1	Cellar	0	\$900	-	-	Electric
"Commercial Studio"									
CASH TENANT - NO LEASE	395	Sq.Ft.	B2	Cellar	0	\$650	-	-	Electric
"Commercial Studio"									
					RESIDENT	TIAL RENT RO	LE		
Residential Apartment	440	Sq.Ft.	2F	2	1	\$1,400	MTM	MTM	Electric & Gas
Residential Apartment	514	Sq.Ft.	2R	2	2	\$1,900	3/1/2014	2/28/2015	Electric & Gas
Residential Apartment	440	Sq.Ft.	3F	3	1	\$1,400	MTM	MTM	Electric & Gas
Residential Apartment	514	Sq.Ft.	3R	3	2	\$1,550	4/1/2013	3/31/2014	Electric & Gas
Residential Apartment	440	Sq.Ft.	4F	4	1	\$1,400	1/1/2014	12/31/2014	Electric & Gas
Residential Apartment	514	Sq.Ft.	4R	4	2	\$1,700	2/1/2014	1/31/2015	Electric & Gas
Residential Apartment	374	Sq.Ft.	Pen	5	0	\$1,800	MTM	MTM	Electric & Gas
TOTAL LEASED NET "Sq.Ft." :	6001	TOTAL	No of	Bedrms =	9	\$16,350	← Equals the TOTAL A	nnual Rent "Monthly"	

<sup>\*</sup> This Current Rent Roll Consisting of 1 pages is correct and I/we fully understand that it is a Federal crime punishable by fine or imprisonment, or both to knowingly make any false statements concerning any of the facts contained in this statement, as applicable under the provisions of Title 18, US Code, Sec 1014.

Borrower / Entity:	661 MEEKER, LLC.				
Principal:	Sylvester Smolarczyk	Sign X	n/a	Date: 5	/6/2014
Principal:	n/a	Sign X	n/a	Date:	n/a

Gross Rental Income [Actual Rents being collected to date]	\$202,800
Less Vacancy and Credit Loss [n/a all units are 100% leased w/ no gap]	\$0
Effective Gross Income [EGI]	\$202,800
PENSES	
Insurance	\$2,373
Taxes [Current]	\$36,978
Repairs and Maintenance [at 1.5 % of EGI due to building being newly built]	\$3,042
Management and Administrative [n/a we are self-managed]	\$0
Fuel [Gas Heat-One HW Boiler for Entire Buidling]	\$5,373
Utilities [Common Electric Expenses]	\$1,171
Water and Sewer	\$2,105
Miscellaneous	\$457
Replacement Reserves	\$0
Total Expenses	\$51,499

For More Information Please Contact Our Sales Agents Below:

**Noah Schmahl** 

718.819.3939 x 203

347.389.4951



# 3 Sutton, 5 Sutton, 661 Meeker, 667 Meeker, Brooklyn, NY 11222

### CERTIFIED CURRENT RENT ROLL

Borrower's Name:	667 MEEKER, LLC.	Property Address:	667 Meeker Avenue
Property Type:	MIXED USE	•	Brooklyn, NY 11222
No. of Residential:	7	Year Built:	2004
No. of Commercial:	3	Construction Type:	Masonry-Steel-Auto Sprinkler
Size of Building "gross Sq.Ft.":	8295	No. of Stories:	4 + Penthouse = 5

Tenant's Name	Area	Leased	Un	t / Floor	No., of	Annual Rent	Lease Start Date	Lease End Date:	Expenses Paid
	1"	VET"			Bedroom's	"Monthly"			by Tenant
					COMMERC	CIAL RENT ROL	LE		
Commercial Tenant	1397	Sq.Ft.	1A	Ground	0	\$2,800	2/1/2014	8/31/2015	Electric
"Office Space"									
CASH TENANT - NO LEASE	490	Sq.Ft.	B1	Cellar	0	\$800	-	-	Electric
"Commercial Studio"									
CASH TENANT - NO LEASE	680	Sq.Ft.	B2	Cellar	0	\$900	-	-	Electric
"Commercial Studio"									
	-	-			RESIDENT	TIAL RENT RO	LE		
Residential Apartment	451	Sq.Ft.	2F	2	1	\$1,400	MTM	MTM	Electric & Gas
Residential Apartment	587	Sq.Ft.	2R	2	2	\$2,250	2/1/2014	1/31/2015	Electric & Gas
Residential Apartment	451	Sq.Ft.	3F	3	1	\$1,450	10/1/2013	9/30/2014	Electric & Gas
Residential Apartment	587	Sq.Ft.	3R	3	2	\$2,100	1/1/2014	1/2/2015	Electric & Gas
Residential Apartment	451	Sq.Ft.	4F	4	1	\$1,550	11/1/2013	10/31/2014	Electric & Gas
Residential Apartment	587	Sq.Ft.	4R	4	2	\$2,000	9/1/2013	8/31/2014	Electric & Gas
Residential Apartment	384	Sq.Ft.	Pen	5	0	\$1,850	4/1/2014	3/31/2015	Electric & Gas
			$\vdash$						
			$\vdash$						
TOTAL LEASED NET "Sq.Ft." =	6065	TOTAL	No of	Bedrms =	9	\$17.100	← Equals the TOTAL A	nnual Rent "Monthly"	

<sup>\*</sup>This Current Rent Roll Consisting of 1 pages is correct and l/we fully understand that it is a Federal crime punishable by fine or imprisonment, or both to knowingly make any false statements concerning any of the facts contained in this statement, as applicable under the provisions of Title 18, US Code, Sec 1014.

Borrower / Entity:	667 MEEKER, LLC.				
Principal:	Sylvester Smolarczyk	Sign X	n/a	Date:	5/6/2014
Principal:	n/a	Sign X	n/a	Date:	n/a

REVENUES	1 0000 500
Gross Rental Income [Actual Rents being collected to date]	\$206,580
Less Vacancy and Credit Loss [n/a all units are 100% leased w/ no gap]	\$0
Effective Gross Income [EGI]	\$206,580
EXPENSES	
Insurance	\$2,373
Taxes [Current]	\$36,978
Repairs and Maintenance [at 1.5 % of EGI due to building being newly built]	\$3,099
Management and Administrative [n/a we are self-managed]	\$0
Fuel [Gas Heat-One HW Boiler for Entire Builling]	\$5,373
Utilities [Common Electric Expenses]	\$1,171
Water and Sewer	\$2,105
Miscellaneous	\$457
Replacement Reserves	\$0
Total Expenses	\$51,556
let Operating Income [NOI]	\$155,024

For More Information Please Contact Our Sales Agents Below:

**Noah Schmahl** 

718.819.3939 x 203 347.389.4951

347.303.4331