

9012 5TH AVENUE, BROOKLYN, NY 11209

EXCLUSIVE OFFERING MEMORANDUM



Extremely Well-Maintained, Free-Market Mixed-Use Building in Prime Bay Ridge

IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$2,100,000

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store
of Units

4,614
Approx. SF

5.91%
Current Cap Rate

Bay Ridge
Neighborhood

\$455
Price/SF

6.64%
Pro Forma Cap Rate

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	PROJECTED	CURRENT RPSF	PF RPSF	STATUS	NOTES
Retail	Brooklyn Orthodontics	1,883	\$7,088	\$7,425	\$45.17	\$47.32	Retail	Expires 2026; Pays 1/2 Re Taxes & 1/3 Water & Sewer; 5% Annual Increases.
1	2BR - Vacant	1,036	\$2,300	\$3,100	\$26.64	\$35.91	FM	Vacant; W/D; In-Unit AC; Roof Deck Access; *Current Rent is the Last Rent Collected*
2	1BR - 2BR Convertible	1,036	\$2,600	\$3,100	\$30.12	\$35.91	FM	W/D; In-Unit AC
3	Parking	N/A	\$200	\$300	N/A	N/A	Garage	
		MONTHLY:	\$12,188	\$13,925				
		ANNUALLY:	\$146,256	\$167,100				

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 146,256	\$ 167,100
VACANCY/COLLECTION LOSS (3%):	\$ (4,388)	\$ (5,013)
PLUS: TENANT REIMBURSEMENT:	\$ 8,065	\$ 8,065
EFFECTIVE GROSS INCOME:	\$ 149,933	\$ 170,152
REAL ESTATE TAXES (1):	\$ (14,329)	\$ (14,329)
FUEL (TENANTS PAY):	\$ 0	\$ 0
WATER AND SEWER:	\$ (2,700)	\$ (2,700)
INSURANCE:	\$ (6,000)	\$ (6,000)
ELECTRIC (TENANTS PAY):	\$ 0	\$ 0
REPAIRS & MAINTENANCE:	\$ (1,500)	\$ (1,500)
PAYROLL:	\$ (1,200)	\$ (1,200)
MANAGEMENT (3%):	\$ (4,388)	\$ (5,013)
TOTAL EXPENSES:	\$ (25,729)	\$ (30,742)
NET OPERATING INCOME:	\$ 124,204	\$ 139,410

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to exclusively present the exclusive opportunity to acquire 9012 5th Avenue, a prime free-market mixed-use asset located between 90th and 91st Street in an excellent location in Bay Ridge, Brooklyn.

The subject property is comprised of 2 residential apartments and 1 retail unit and totals approximately 4,614 square feet. The property is built approximately 18.83 ft x 100 ft on the ground floor, with the 2nd and 3rd floor apartments built approximately 18.83 ft x 55 ft sitting on an 18.83 ft x 103.08 ft lot. The property is zoned C8-2, BR and is in the highly sought after protected tax class 1.

The property is located a few blocks from the Bay Ridge - 95th Street [R] Subway Station, providing easy access to Manhattan, Queens, and the rest of Brooklyn.

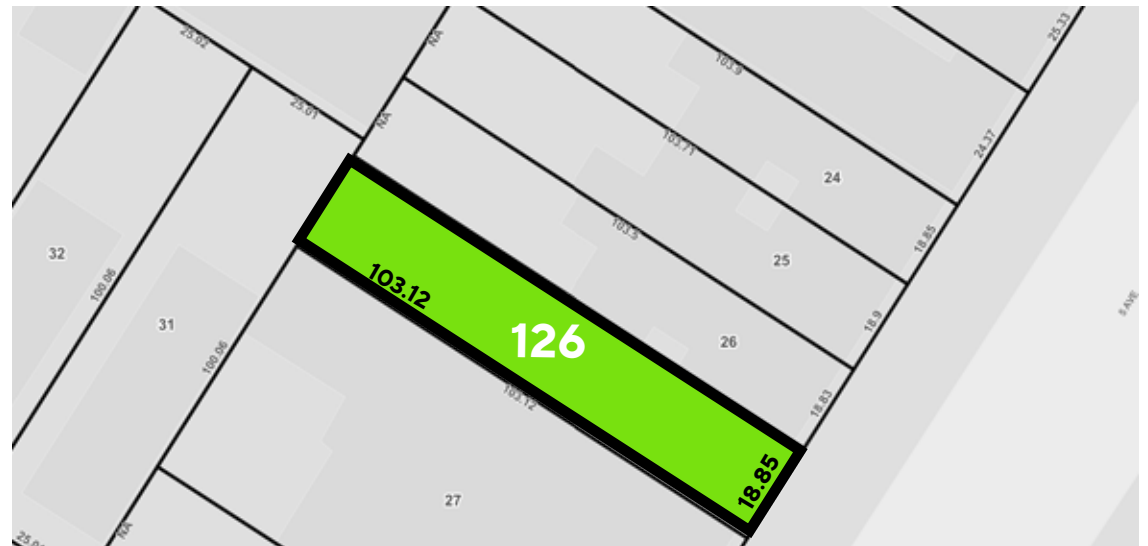
HIGHLIGHTS

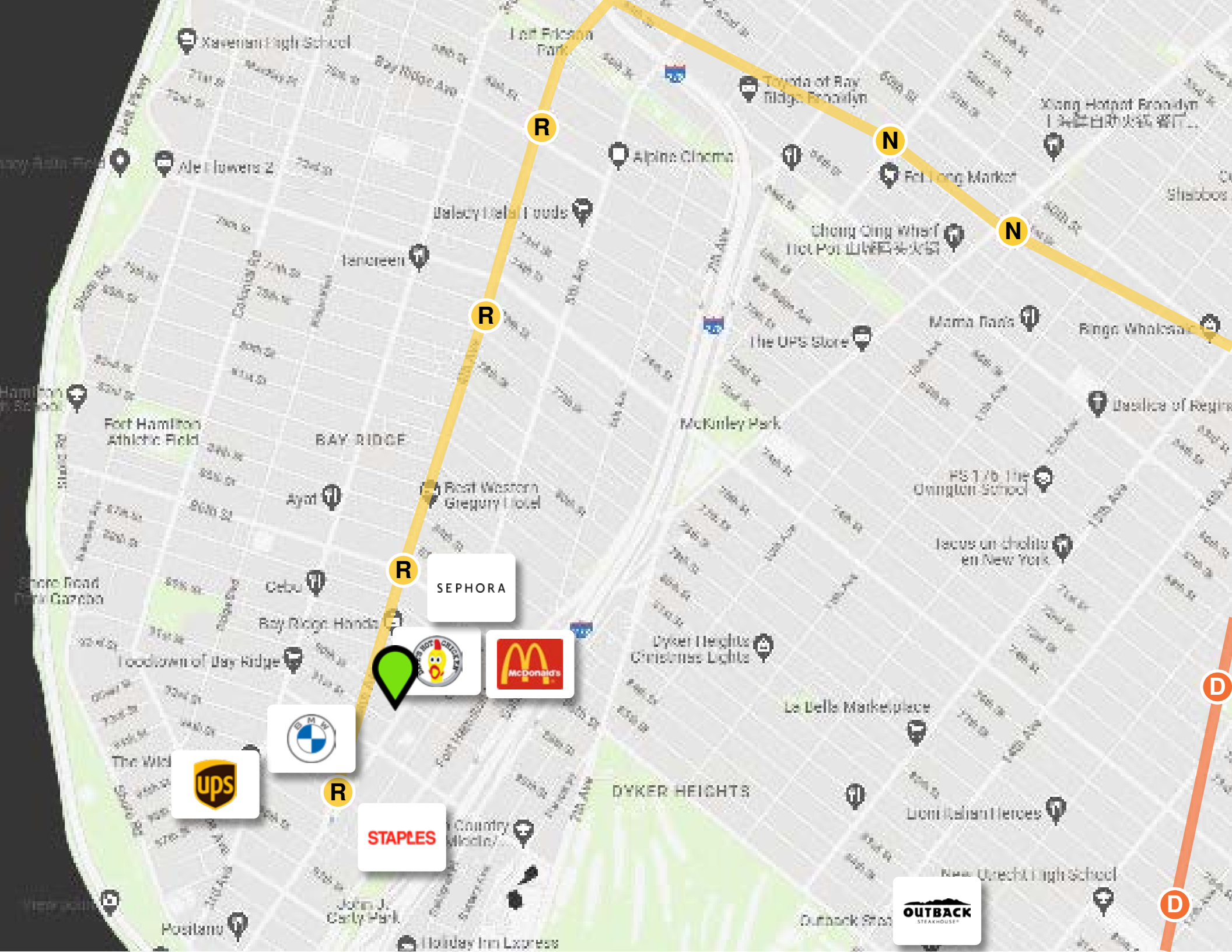
- Prime Bay Ridge free-market mixed-use building
- Excellent location on one of Bay Ridge's most popular retail corridors
- Extremely well-maintained property in pristine condition
- Long-term family ownership
- Protected tax class 1 – low annual taxes \$14,329
- Short walk to Bay Ridge - 95th Street [R] Subway Station

BUILDING INFORMATION

BLOCK & LOT:	06082-0126
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	90th Street & 91st Street
BUILDING DIMENSIONS:	18.83 ft x 55 ft (100ft Extension on Ground Fl)
LOT DIMENSIONS:	18.83 ft x 103.08 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	4,614
ZONING:	C8-2, BR
FAR:	2.0
TAX CLASS:	1

TAX MAP





R

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N

R

R

SEPHORA



R

STAPLES

D

D



ADDITIONAL PROPERTY PHOTOS





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