

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**

**\$1,950,000**

### INVESTMENT HIGHLIGHTS

2 Apts & 1 Store  
# of Units

4,614  
Approx. SF

6.67%  
Current Cap Rate

Bay Ridge  
Neighborhood

\$423  
Price/SF

7.15%  
Pro Forma Cap Rate

# INCOME

UNIT	TYPE	APPROX. SF	CURRENT	PROJECTED	CURRENT RPSF	PF RPSF	STATUS	NOTES
<b>Retail</b>	Brooklyn Orthodontics	1,883	\$7,088	\$7,425	\$45.17	\$47.32	Retail	Expires 2026. Pays 1/2 RE Taxes and 1/3 Water and sewer. 5% Annual Increases.
<b>1</b>	2BR - Vacant	1,036	\$2,800	\$3,100	\$32.43	\$35.91	FM	Vacant. W/D. In-unit AC. Roof Deck Access. *Current rent for this unit is a projection that you can immediately rent the unit for*
<b>2</b>	1BR - 2BR Convertible	1,036	\$2,600	\$3,100	\$30.12	\$35.91	FM	W/D. In-unit AC.
<b>3</b>	Parking	N/A	\$200	\$300	N/A	N/A	Garage	

MONTHLY: \$12,688 \$13,925  
**ANNUALLY: \$152,256 \$167,100**

# EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 152,256	\$ 167,100
VACANCY/COLLECTION LOSS (3%):	\$ (4,568)	\$ (5,013)
PLUS: TENANT REIMBURSEMENT:	\$ 8,065	\$ 8,065
EFFECTIVE GROSS INCOME:	\$ 155,753	\$ 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%):	\$ (4,568)	\$ (5,013)
TOTAL EXPENSES:	\$ (25,729)	\$ (30,742)
<b>NET OPERATING INCOME:</b>	<b>\$ 130,024</b>	<b>\$ 139,410</b>

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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.

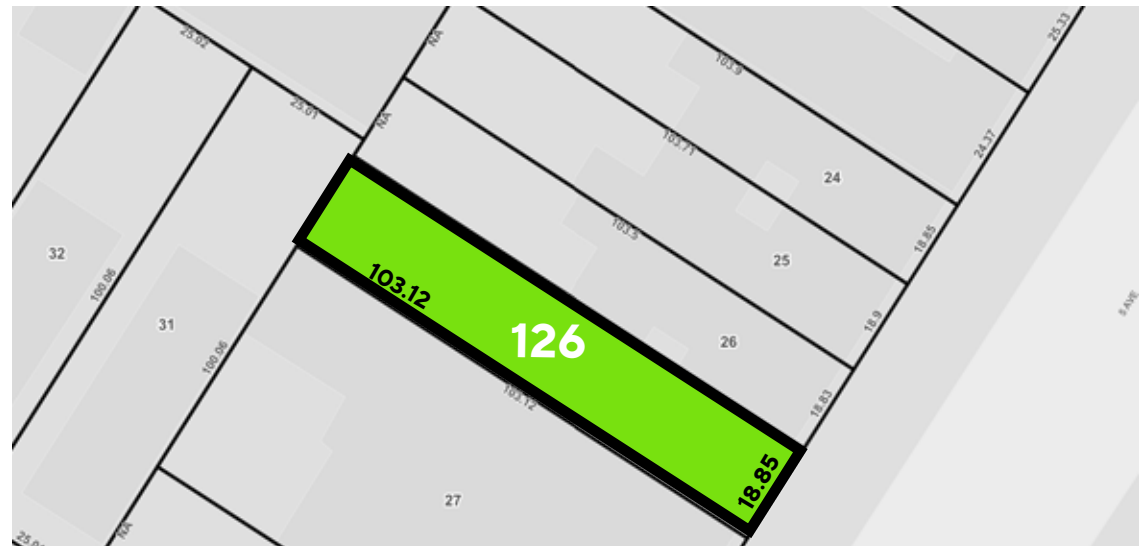
## HIGHLIGHTS

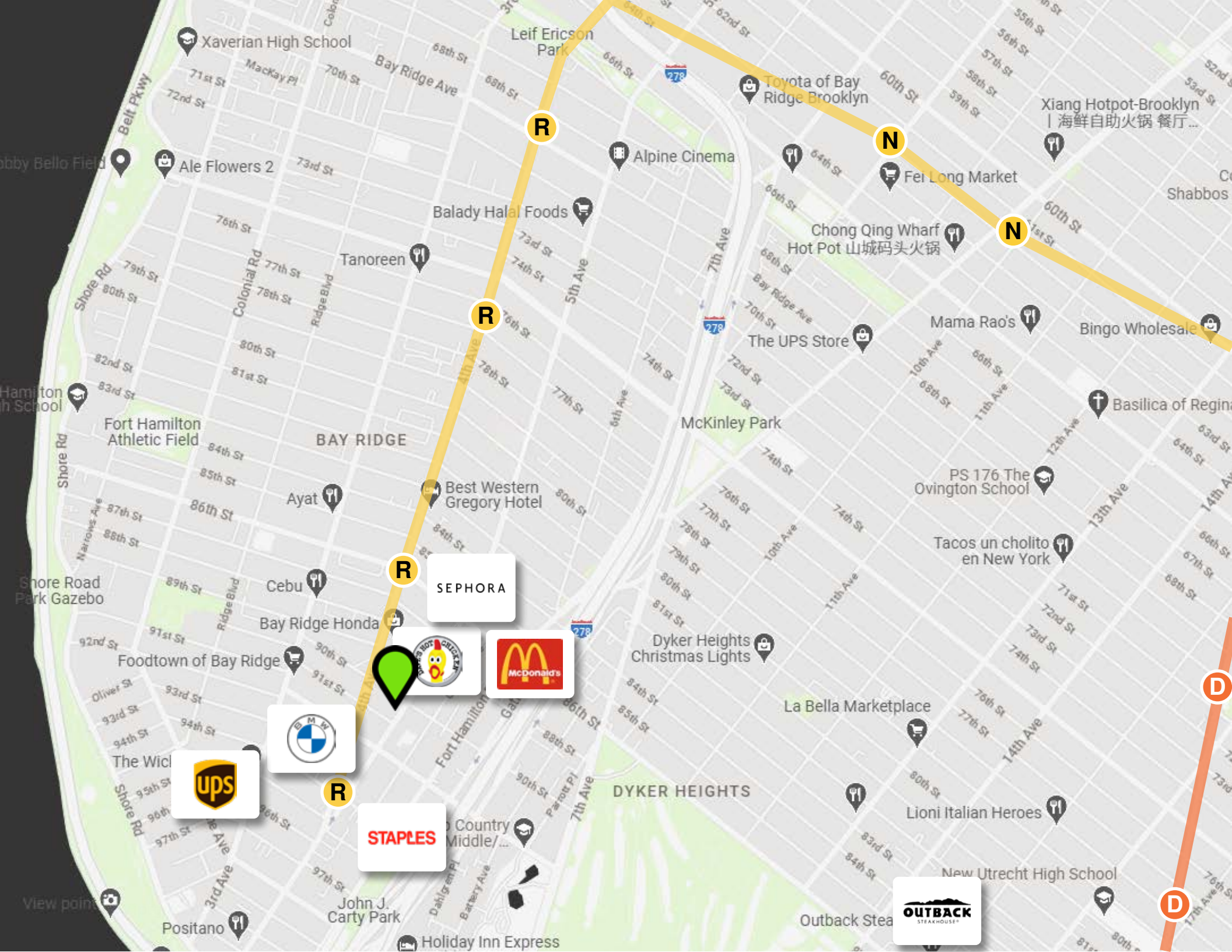
- Prime Bay Ridge free-market mixed-use building
- Excellent location on one of Bay Ridge’s most popular retail corridors
- Extremely well-maintained property in pristine condition
- Long-term family ownership
- Protected tax class 1 – low annual taxes \$14,329
- Short walk to Bay Ridge - 95th Street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

# BUILDING INFORMATION

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

# TAX MAP





R

N

N

R

R

SEPHORA



R

STAPLES

D

D





## ADDITIONAL PROPERTY PHOTOS





# IPRG

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