

**7410 11TH AVENUE, BROOKLYN, NY 11228**

**EXCLUSIVE OFFERING MEMORANDUM**

**Prime Free Market, Mixed-Use Asset in Dyker Heights**



**IPRG**

7410 11TH AVENUE, BROOKLYN, NY 11228

**IPRG**

PRIME FREE MARKET, MIXED-USE ASSET IN DYKER HEIGHTS FOR SALE

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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# IPRG

## INVESTMENT PRICING

7410 11TH AVENUE





**OFFERING PRICE**  
**\$2,000,888**

**INVESTMENT HIGHLIGHTS**

3 Apts, 1 Medical Office & Garage  
# of Units

4,020  
Approx. SF

5.71%  
Pro Forma Cap Rate

\$498  
Price/SF

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## INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF	STATUS	NOTES
<b>Office</b>	Medical Office	1,005	\$0	\$3,400	\$0	\$41	Retail/Office	Previously a PT Office - <b>Delivered Vacant</b>
<b>1</b>	3BR	1,005	\$1,600	\$3,000	\$19	\$36	FM	MTM
<b>2F</b>	2BR - Vacant	1,005	\$0	\$2,700	\$0	\$32	FM	Vacant
<b>2R</b>	1BR	1,005	\$1,600	\$2,700	\$19	\$32	FM	MTM - 2BR Convertible
<b>Garage</b>	Storage	N/A	\$0	\$250	N/A	N/A	Garage	
		MONTHLY:	\$3,200	\$12,050				
		<b>ANNUALLY:</b>	<b>\$38,400</b>	<b>\$144,600</b>				

	CURRENT	PRO FORMA
EFFECTIVE GROSS INCOME:	\$ 38,400	\$ 144,600
REAL ESTATE TAXES (2A):	\$ (14,752)	\$ (14,752)
FUEL:	\$ (4,623)	\$ (4,623)
WATER AND SEWER:	\$ (3,600)	\$ (3,600)
INSURANCE:	\$ (4,000)	\$ (4,000)
COMMON AREA ELECTRIC:	\$ (804)	\$ (804)
REPAIRS & MAINTENANCE:	\$ (1,500)	\$ (1,500)
PAYROLL:	\$ (1,000)	\$ (1,000)
TOTAL EXPENSES:	\$ (30,279)	\$ (30,279)
<b>NET OPERATING INCOME:</b>	<b>\$ 8,121</b>	<b>\$ 114,321</b>

# IPRG

## PROPERTY INFORMATION

7410 11TH AVENUE



# 7410 11TH AVENUE, BROOKLYN, NY 11228

## INVESTMENT SUMMARY

PRIME FREE MARKET, MIXED-USE ASSET IN DYKER HEIGHTS **FOR SALE**

Investment Property Realty Group (IPRG) is pleased to exclusively present the opportunity to acquire 7410 11th Avenue, a prime free market mixed-use asset located on 11th Avenue between 74th Street and Bay Ridge Parkway in an excellent location in Dyker Heights, Brooklyn.

The subject property is comprised of 3 residential apartments, 1 medical office, and 1 garage. The building totals approximately 4,020 square feet. The property is built approximately 20.5 ft x 67 ft deep, sitting on a 24.92 ft x 100 ft lot. The property is zoned R5B and is in the highly sought after protected tax class 2A.

The property is located a few blocks from the 71st Street [D] Subway Station, providing easy access to Manhattan, Queens, and the rest of Brooklyn.

### HIGHLIGHTS

- Prime free market mixed-use building in the heart of Dyker Heights
- Excellent location on 11th Avenue between 74th Street and Bay Ridge Parkway
- Vacant units allow for incredible opportunity for an owner-user or value-add investor
- Long-term family ownership
- Protected tax class 2A
- Short walk to 71st Street [D] Subway Station

### BUILDING INFORMATION

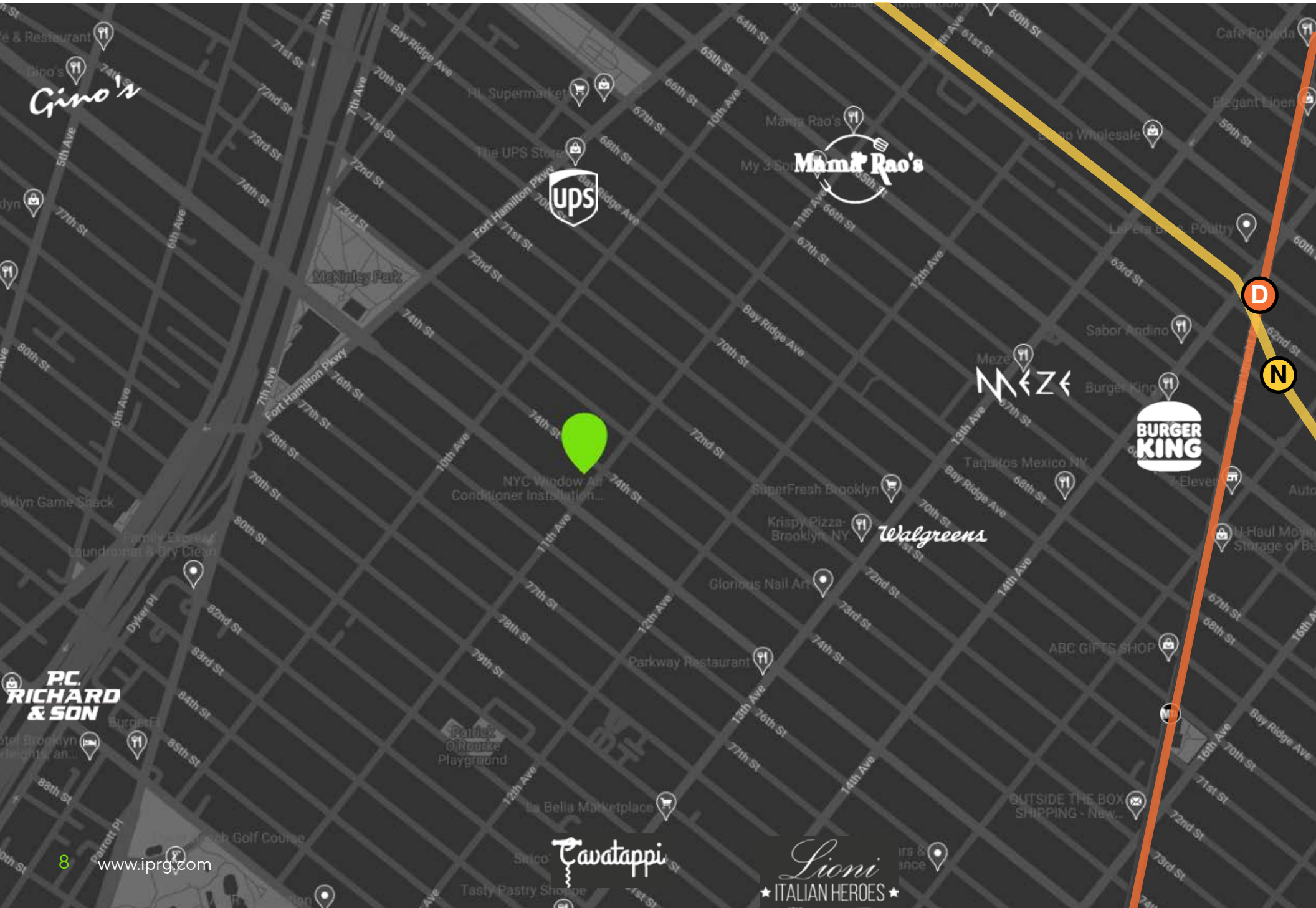
<b>BLOCK &amp; LOT:</b>	05935-0040
<b>NEIGHBORHOOD:</b>	Dyker Heights
<b>CROSS STREETS:</b>	74th Street & Bay Ridge Parkway
<b>BUILDING DIMENSIONS:</b>	20.5 ft x 67 ft
<b>LOT DIMENSIONS:</b>	24.92 ft x 100 ft
<b># OF UNITS:</b>	3 Apts & 1 Store
<b>APPROX. TOTAL SF:</b>	4,020
<b>ZONING:</b>	R5B
<b>FAR:</b>	1.35
<b>TAX CLASS:</b>	2A

### TAX MAP



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