

Alpha Realty

Investment Sales

**854 & 936 4th Ave
Brooklyn, NY 11232**

GREENWOOD HEIGHTS

**Mixed-Use Package
4 Apartments & 2 Commercial
Tax Class Protected**

Lev Mavashev

Principal

(212) 658-0979

Lev@alpharealty.com

Eli Yusupov

Associate

(212) 658-0624

Eli@alpharealty.com

Jerry Mavashev

Associate

(212) 658-0437

Jerry@alpharealty.com

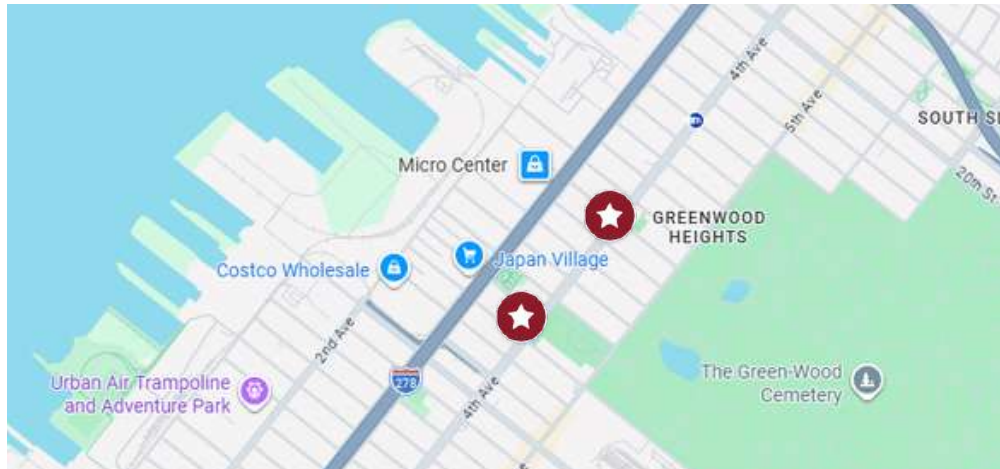


PROPERTY OVERVIEW

854 & 936 4th Ave, Brooklyn, NY 11232

Two Mixed-Use Buildings | 4 Apartments & 2 Commercial | 6,500 SF

Address	854 4th Avenue	936 4th Ave
Neighborhood	Greenwood Heights	Greenwood Heights
Block/Lot	00672-0041	00692-0037
Lot Size	20' X 90'	20' X 82'
Building Size	20' X 55'	20' X 82'
Building SF	3,300 SF	3,200 SF
Building Type	3-story/Walk-up	3-story/Walk-up
Total Apartments	2	2
Layouts	1/4, 1/5	2/5
Total Rooms	9	10
Total Commercial	1	1
Zoning	M1-2D	M1-2D
FAR (built/allowed)	1.83/1.5	1.95/1.5
Taxes (26/27)	\$7,180	\$4,969
HPD Violations	7/B	10/B, 3/C
Year Constructed	1935	1931



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied.

FINANCIALS

854 & 936 4th Ave, Brooklyn, NY 11232

Two Multifamily Buildings | 4 Apartments & 2 Commercial | 6,500 SF

INCOME

APARTMENTS (4 units)	\$170,687
COMMERCIAL (2 spaces)	\$190,666
RET REIMBURSEMENT	\$1,975
VACANCY/CREDIT LOSS	-\$18,068

EFFECTIVE GROSS INCOME **\$345,260**

ESTIMATED EXPENSES

TAXES (26/27)	\$12,149
WATER & SEWER	\$4,000
PAYROLL	\$9,600
HEATING	TENANTS PAY
MANAGEMENT FEE (4%)	\$14,454
ELECTRIC	\$1,495
INSURANCE	\$3,800
REPAIRS, MAINTENANCE & MISC (\$500/unit)	\$2,000

TOTAL EXPENSES **\$47,498**

NET OPERATING INCOME **\$297,762**

Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

INVESTMENT HIGHLIGHTS

- **100% Free-Market Units:** No rent-stabilization headaches. This provides total flexibility to adjust rents to market rates, renovate for higher yields, or pivot your leasing strategy as the neighborhood continues to appreciate
- **Protected Tax Class 1:** A significant rarity for multi-unit packages. This classification provides a "valuation ceiling," strictly limiting how much the city can increase your property taxes annually—ensuring long-term predictable cash flow and expense control
- **Residential/Retail Tenant-Paid Utilities:** Favorable utility structure with residential tenants responsible for heating and retail tenants sub-metered for water and sewer, materially reducing operating expenses, insulating ownership from energy price volatility, and enhancing net operating income predictability
- **Turn-key Condition:** Both buildings have been meticulously maintained, suggesting minimal immediate CAPEX requirements and a smooth transition for the new owner
- **Greenwood Heights Connectivity:** Situated in one of Brooklyn's most resilient sub-markets. The properties benefit from a "quiet neighborhood" feel while being steps away from the high-end dining, retail corridors, and major transportation hubs (R, F, and G lines) that define the area

Lev Mavashev

Principal
(212) 658-0979
Lev@alpharealty.com

Eli Yusupov

Associate
(212) 658-0624
Eli@alpharealty.com

Jerry Mavashev

Associate
(212) 658-0437
Jerry@alpharealty.com

Jake Gluck

Director of Capital Markets
(212) 658-0291
Jgluck@alpharealty.com

Alpha Realty

Investment Sales

