

9052 FORT HAMILTON PARKWAY, BROOKLYN, NY 11209

EXCLUSIVE OFFERING MEMORANDUM

Free-Market Mixed-Use Building For Sale in Bay Ridge, Brooklyn



IPRG

9052 FORT HAMILTON PARKWAY, BROOKLYN, NY 11209



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FREE-MARKET MIXED-USE BUILDING IN BAY RIDGE, BROOKLYN FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

9052 FORT HAMILTON PARKWAY





OFFERING PRICE

\$1,700,000

INVESTMENT HIGHLIGHTS

5 Apts & 1 Store
of Units

4,500
Approx. SF

7.74%
Pro Forma Cap Rate

\$378
Price/SF

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF	STATUS	NOTES
Retail	Ebay Shop	750	\$1,700	\$2,200	\$27	\$35	Retail	MTM
1R	1BR	750	\$1,650	\$2,300	\$26	\$37	FM	MTM
2F	Law Office	750	\$2,000	\$3,000	\$32	\$48	FM - Office	Expires in Approx. 5 Yrs
2R	1BR	750	\$1,550	\$2,300	\$25	\$37	FM	MTM
3F	2BR	750	1,900	\$3,000	\$30	\$48	FM	MTM
3R	1BR	750	1,650	\$2,300	\$26	\$37	FM	MTM
		MONTHLY:	\$10,450	\$15,100				
		ANNUALLY:	\$125,400	\$181,200				

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 125,400	\$ 181,200
		\$
REAL ESTATE TAXES (CLASS 2A):	\$ (27,802)	\$ (27,802)
FUEL:	\$ (5,344)	(5,344)
WATER AND SEWER:	\$ (5,400)	\$ (5,400)
INSURANCE:	\$ (6,000)	\$ (6,000)
COMMON AREA ELECTRIC:	\$ (534)	\$ (534)
REPAIRS & MAINTENANCE:	\$ (2,500)	\$ (2,500)
PAYROLL:	\$ (2,000)	\$ (2,000)
TOTAL EXPENSES:	\$ (49,580)	\$ (49,580)
NET OPERATING INCOME:	\$ 75,820	\$ 131,620

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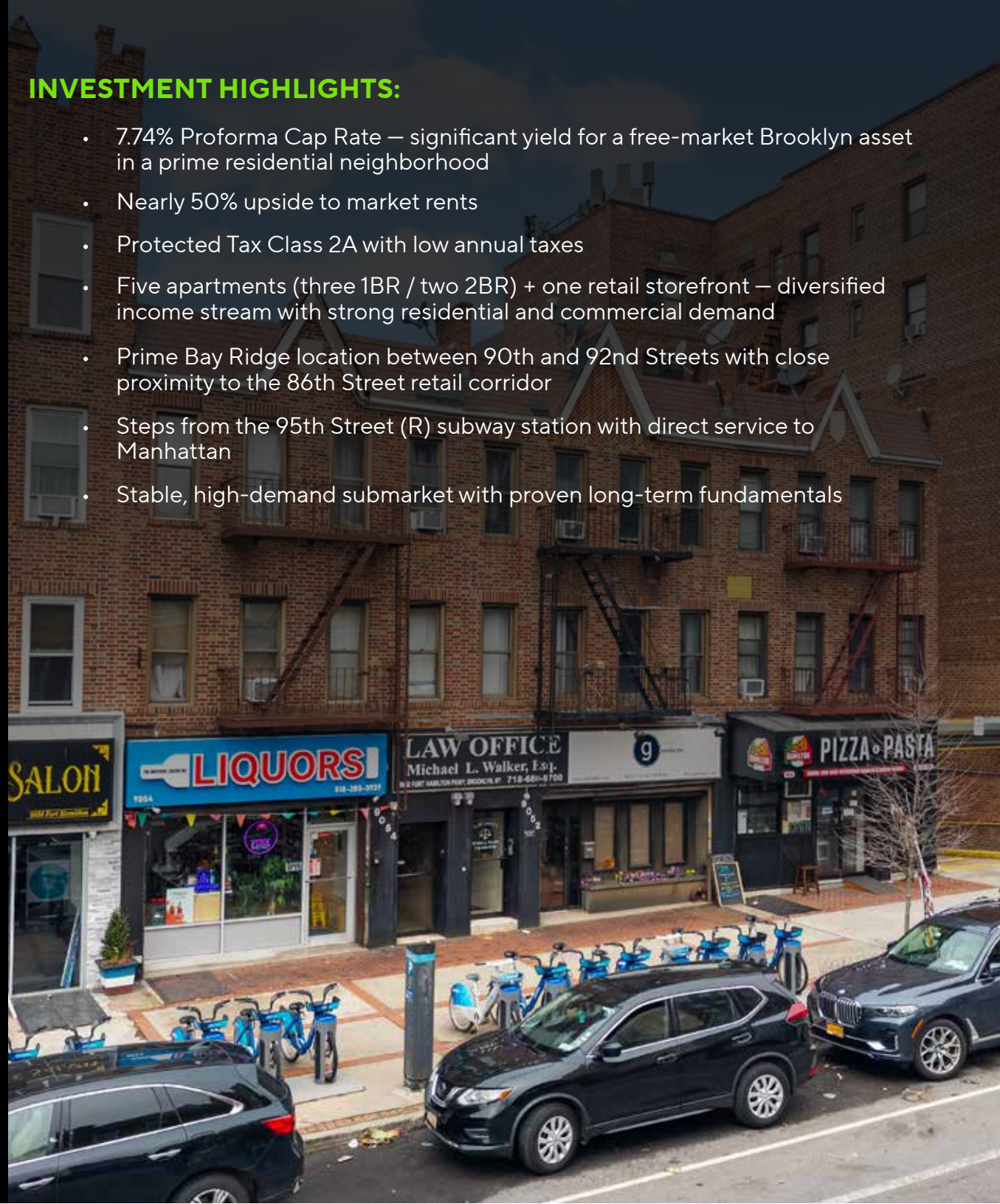
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PROPERTY INFORMATION

9052 FORT HAMILTON PARKWAY

INVESTMENT HIGHLIGHTS:

- 7.74% Proforma Cap Rate – significant yield for a free-market Brooklyn asset in a prime residential neighborhood
- Nearly 50% upside to market rents
- Protected Tax Class 2A with low annual taxes
- Five apartments (three 1BR / two 2BR) + one retail storefront – diversified income stream with strong residential and commercial demand
- Prime Bay Ridge location between 90th and 92nd Streets with close proximity to the 86th Street retail corridor
- Steps from the 95th Street (R) subway station with direct service to Manhattan
- Stable, high-demand submarket with proven long-term fundamentals



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INVESTMENT SUMMARY

FREE-MARKET MIXED-USE BUILDING IN BAY RIDGE, BROOKLYN **FOR SALE**

Investment Property Realty Group (IPRG) is pleased to exclusively present the opportunity to acquire 9052 Fort Hamilton Parkway, a free-market mixed-use building located in the heart of Bay Ridge, Brooklyn. The property is situated on Fort Hamilton Parkway between 90th and 92nd Street, in close proximity to the prime 86th Street retail corridor.

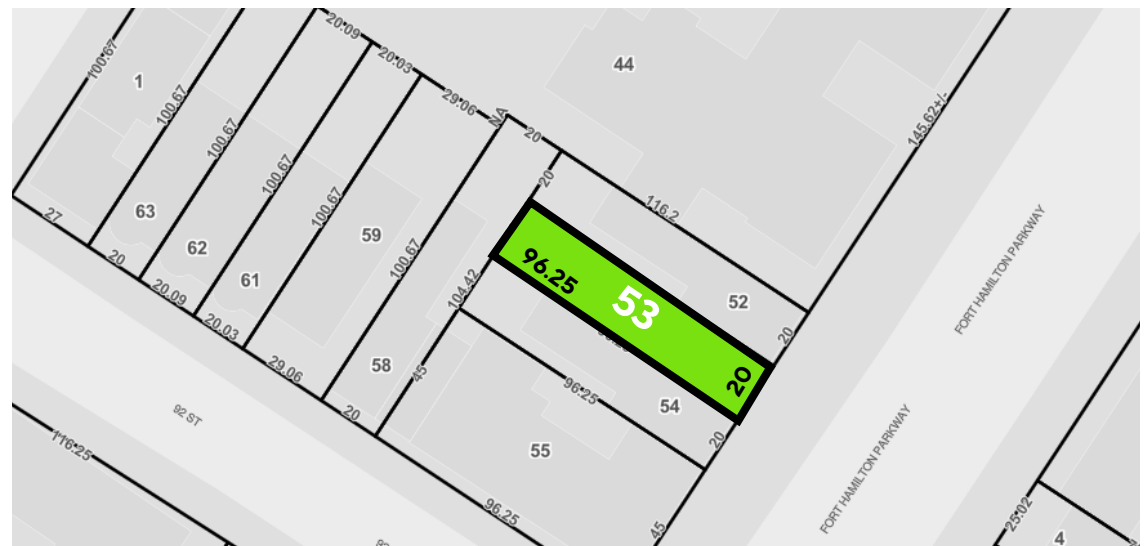
The subject property consists of five residential apartments (three 1BR / two 2BR) above one retail storefront. The property benefits from the protected Tax Class 2A designation with low annual taxes. With a current rent roll of \$121,800 and a clear path to a proforma income of \$181,200, the asset presents nearly 50% upside to market rents at a 7.74% proforma cap rate.

The property is located steps from the 95th Street (R) subway station, providing convenient access to Manhattan and the rest of Brooklyn.

BUILDING INFORMATION

BLOCK & LOT:	06089-0053
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	90th Street & 92nd Street
BUILDING DIMENSIONS:	20 ft x 75 ft
LOT DIMENSIONS:	20 ft x 96.25 ft
# OF UNITS:	5 Apts & 1 Retail Unit
APPROX. TOTAL SF:	4,500
ZONING:	R5B, BR
FAR:	1.35
TAX CLASS / ANNUAL TAXES:	Class 2A / \$27,802

TAX MAP



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FREE-MARKET MIXED-USE BUILDING IN BAY RIDGE, BROOKLYN FOR SALE

PROPERTY MAP



9052 FORT HAMILTON PARKWAY

planet fitness
PANDORA
DUNKIN' DONUTS
SEPHORA



Foodtown

Walgreens

STAPLES

VA U.S. Department of Veterans Affairs
FORT HAMILTON

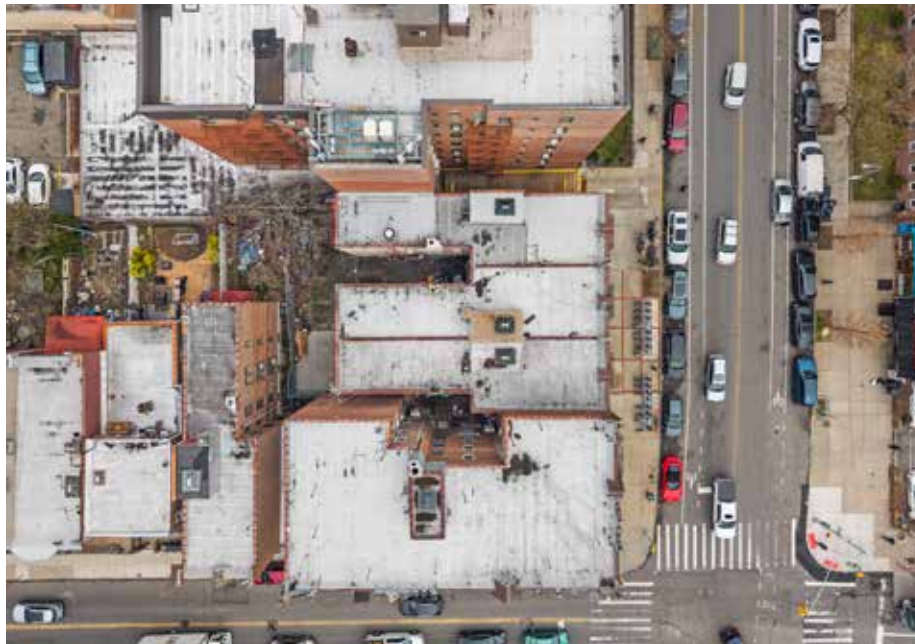


Brooklyn, NY

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ADDITIONAL PROPERTY PHOTOS



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