

REAL^{NY}
COMMERCIAL

MIXED USE BUILDING
FOR SALE!

CAP RATE :
7.2%

PROJECTED CAP RATE : 8.1%



9530 AVENUE L

CANARSIE, BROOKLYN

CORNER BUILDING FOR SALE



PROPERTY INFORMATION

Block/Lot:	08260-0046
Building Dimensions:	16 ft × 100 ft
Maximum Buildable Area:	3,550 SF
Current Built Area:	3,195 SF
Lot Size:	1,775 SF
Lot Dimensions:	17.75 ft × 100 ft
Year Built:	1931

COMMERCIAL UNITS

GROUND FLOOR + BASEMENT | Universal church
(2 years on lease left with plans to renew)

Hair Salon- Not on C/O but has been a tenant
for 15+ years

RESIDENTIAL UNITS

3 BEDROOM (CITY EXPOSURE): Lease in place
2 BEDROOM (CITY EXPOSURE): Lease in place

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INCOME BREAKDOWN

RESIDENTIAL UNITS

3 Bedroom (City exposure)	\$3,606/month
2 Bedroom (City exposure)	\$1,600/month

ANNUAL RESIDENTIAL INCOME **\$62,472**

PROJECTED RESIDENTIAL INCOME

2 Bedroom \$3,058/ month
3 Bedroom \$3,811 / month

PROJECTED RESIDENTIAL INCOME **\$82,428**

NEW PROJECTED CAP RATE **8.1%**

COMMERCIAL INCOME

CHURCH INCOME	\$4,826/month
HAIR SALON	\$800/month not on c/o

ANNUAL RESIDENTIAL INCOME **\$67,512**

ANNUAL OPERATING EXPENSES

Property Taxes	\$7,500
Water	\$3,000
Insurance	\$5,500

Heating for the whole building is paid by church

TOTAL GROSS

\$129,984

TOTAL EXPENSES

\$16,000

NET OPERATING INCOME (NOI)

\$113,984 annually

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