



4807 CHURCH AVE, BROOKLYN, NY 11203

EXCLUSIVE OFFERING MEMORANDUM

IPRG



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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





OFFERING PRICE
\$1,400,000

INVESTMENT HIGHLIGHTS

4 Apts & 1 Store
of Units

3,990
Approx. SF

7.08%
Pro Forma Cap Rate (post-reno.)

\$280,000
Price/Unit

\$351
Price/SF

10.12x
Pro Forma GRM (post-reno.)

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT R/SF	PRO FORMA R/SF	LEASE STATUS	NOTES
Ground + Bsmt	*Optical Store	1,200	\$5,000	\$5,000	\$50.00	\$50.00	FM	Exp 5/1/28
1F	2 BR	585	\$1,800	\$2,400	\$36.92	\$49.23	FM	MTM
1R	1 BR	585	\$1,300	\$1,800	\$26.67	\$36.92	FM	MTM - Fheps
2F	2 BR	585	\$0	\$2,400	\$0.00	\$49.23	FM	Vacant
2R	2 BR	585	\$1,800	\$2,400	\$36.92	\$49.23	FM	MTM

MONTHLY: \$9,900 \$14,000
ANNUALLY: \$118,800 \$168,000

*New 5-Year Lease w/5-Year Option. Inquire for Details.

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 118,800	\$ 168,000
VACANCY/COLLECTION LOSS (3%):	\$ (3,564)	\$ (5,040)
EFFECTIVE GROSS INCOME:	\$ 115,236	\$ 162,960
REAL ESTATE TAXES (2A):	\$ (23,163)	\$ (24,958)
FUEL:	\$ (4,560)	\$ 0
WATER AND SEWER:	\$ (4,800)	\$ (4,800)
INSURANCE:	\$ (5,000)	\$ (5,000)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (2,000)	\$ (2,000)
MANAGEMENT (3%):	\$ (3,457)	\$ (4,889)
TOTAL EXPENSES:	\$ (43,980)	\$ (42,647)
NET OPERATING INCOME:	\$ 71,256	\$ 120,313

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 4807 Church Avenue. The subject property is a free-market mixed-use asset located between East 48th & East 49th Street in East Flatbush, Brooklyn.

The property offers 4 apartments & 1 store. The property is built 19.33 ft x 80 ft, offering approximately 3,990 square feet. 4807 Church Avenue sits on a 19.33 ft x 90 ft lot.

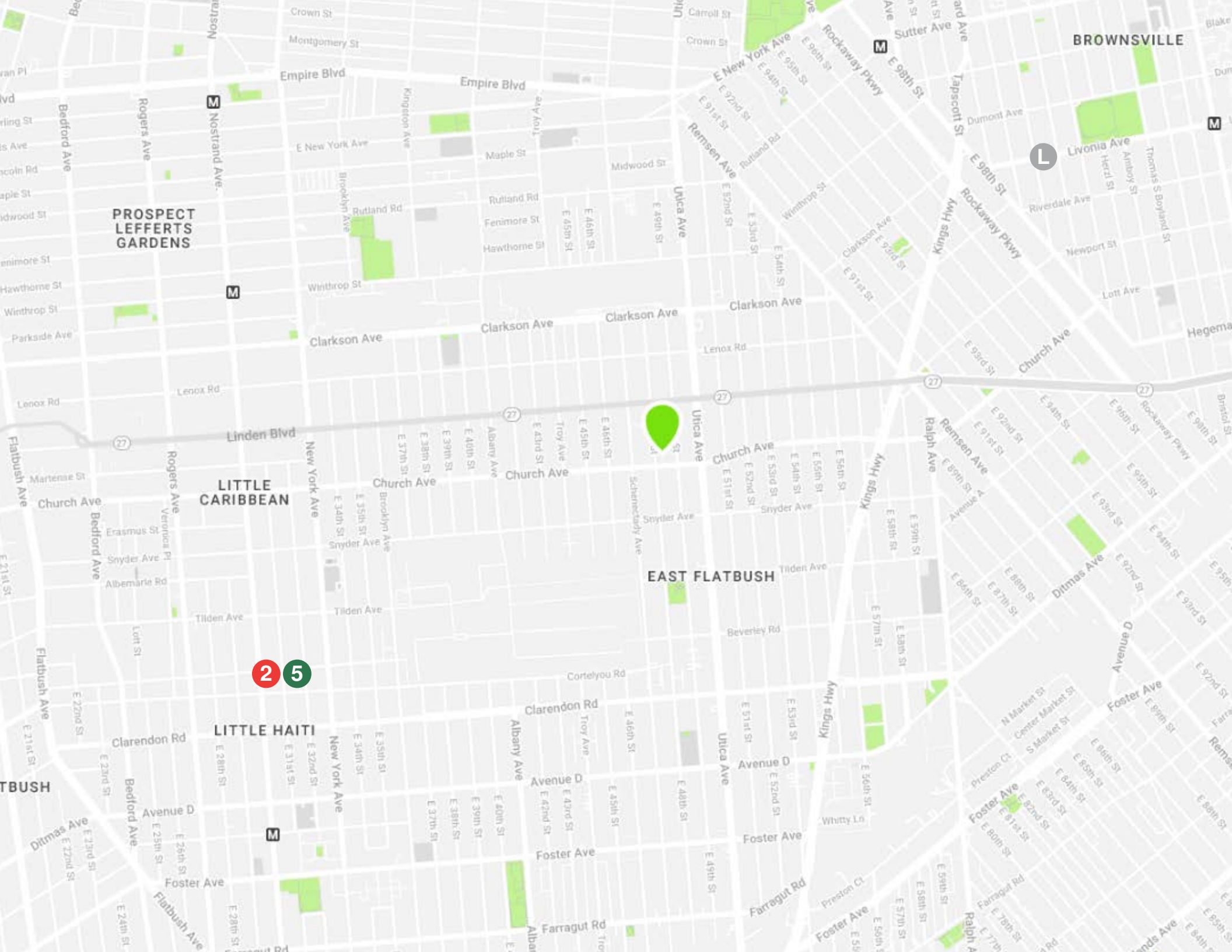
The property is located on the busy Church Ave retail corridor and just a short ride to the “2, 5 & L” subway lines. All residential tenants are currently MTM, allowing for immediate value-add upside. The commercial unit will be delivered vacant offering end-user potential.

BUILDING INFORMATION

BLOCK & LOT:	04674-0042
NEIGHBORHOOD:	East Flatbush
CROSS STREETS:	East 48th & East 49th St
BUILDING DIMENSIONS:	19.33 ft x 80 ft
LOT DIMENSIONS:	19.33 ft x 90 ft
# OF UNITS:	4 Apts & 1 Store
APPROX. TOTAL SF:	3,990
ZONING:	R5, C1-2
FAR:	1.25
TAX CLASS:	2A

TAX MAP





PROSPECT
LEFFERTS
GARDENS

LITTLE
CARIBBEAN

EAST FLATBUSH

LITTLE HAITI

2 5



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