

9012 5TH AVENUE, BROOKLYN, NY 11209

EXCLUSIVE OFFERING MEMORANDUM



Extremely Well-Maintained, Free-Market Mixed-Use Building in Prime Bay Ridge

IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$1,850,000

INVESTMENT HIGHLIGHTS

2 Apts & 1 Store
of Units

4,614
Approx. SF

7.03%
Current Cap Rate

Bay Ridge
Neighborhood

\$401
Price/SF

7.35%
Pro Forma Cap Rate

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	PROJECTED	CURRENT RPSF	PF RPSF	STATUS	NOTES
Retail	Brooklyn Orthodontics	1,883	\$7,088	\$7,425	\$45.17	\$47.32	Retail	Expires 2026. Pays 1/2 RE Taxes and 1/3 Water and sewer. 5% Annual Increases.
1	2BR - Vacant	1,036	\$3,000	\$3,100	\$34.75	\$35.91	FM	Vacant. W/D. In-unit AC. Roof Deck Access. *Current rent for this unit is a projection that you can immediately rent the unit for*
2	1BR - 2BR Convertible	1,036	\$2,600	\$3,100	\$30.12	\$35.91	FM	W/D. In-unit AC.

MONTHLY:	\$12,688	\$13,625
ANNUALLY:	\$152,256	\$163,500

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 152,256	\$ 163,500
VACANCY/COLLECTION LOSS (3%):	\$ (4,568)	\$ (4,905)
PLUS: TENANT REIMBURSEMENT:	\$ 8,065	\$ 8,065
EFFECTIVE GROSS INCOME:	\$ 155,753	\$ 166,660
REAL ESTATE TAXES (1):	\$ (14,329)	\$ (14,329)
FUEL (TENANTS PAY):	\$ 0	\$ 0
WATER AND SEWER:	\$ (2,700)	\$ (2,700)
INSURANCE:	\$ (6,000)	\$ (6,000)
ELECTRIC (TENANTS PAY):	\$ 0	\$ 0
REPAIRS & MAINTENANCE:	\$ (1,500)	\$ (1,500)
PAYROLL:	\$ (1,200)	\$ (1,200)
MANAGEMENT (3%):	\$ (4,568)	\$ (4,905)
TOTAL EXPENSES:	\$ (25,729)	\$ (30,634)
NET OPERATING INCOME:	\$ 130,024	\$ 136,026

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is proud to exclusively present 9012 5th Avenue, a rare, free-market mixed-use asset located between 90th and 91st Street in an excellent location in Bay Ridge.

This well-maintained, legacy-owned asset consists of two free-market apartments over a high-visibility ground-floor retail unit, totaling approximately 4,614 SF. The property sits on a 18.83 ft x 103.08 ft lot, with C8-2 zoning and highly coveted Tax Class 1 protection, keeping annual taxes low.

Offered at an attractive \$401/SF, the asset delivers a 7.03% cap rate on day one with a 7.35% pro forma cap rate, making this a compelling opportunity for investors seeking yield, upside, and long-term stability.

The property is located just blocks from the Bay Ridge - 95th Street [R] Subway Station, providing easy access to Manhattan, Queens, and the rest of Brooklyn.

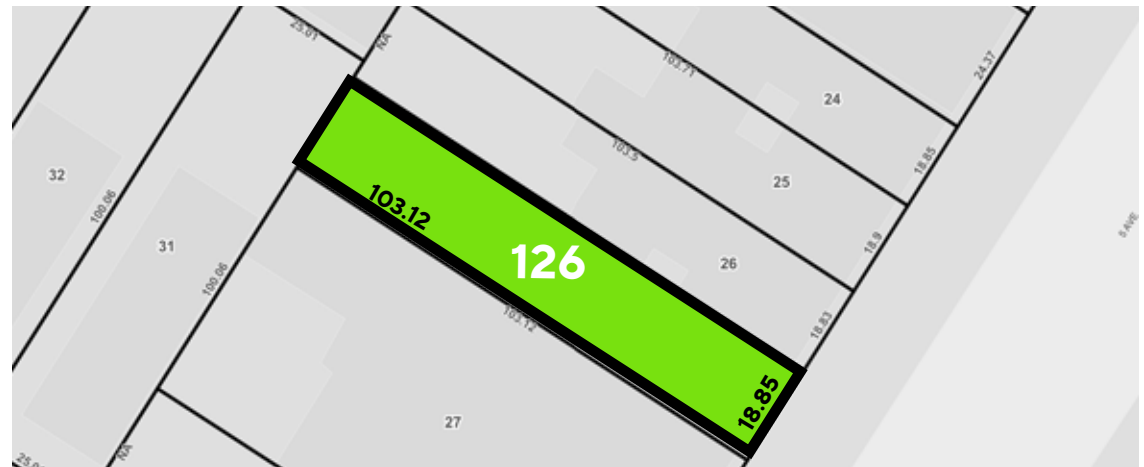
HIGHLIGHTS

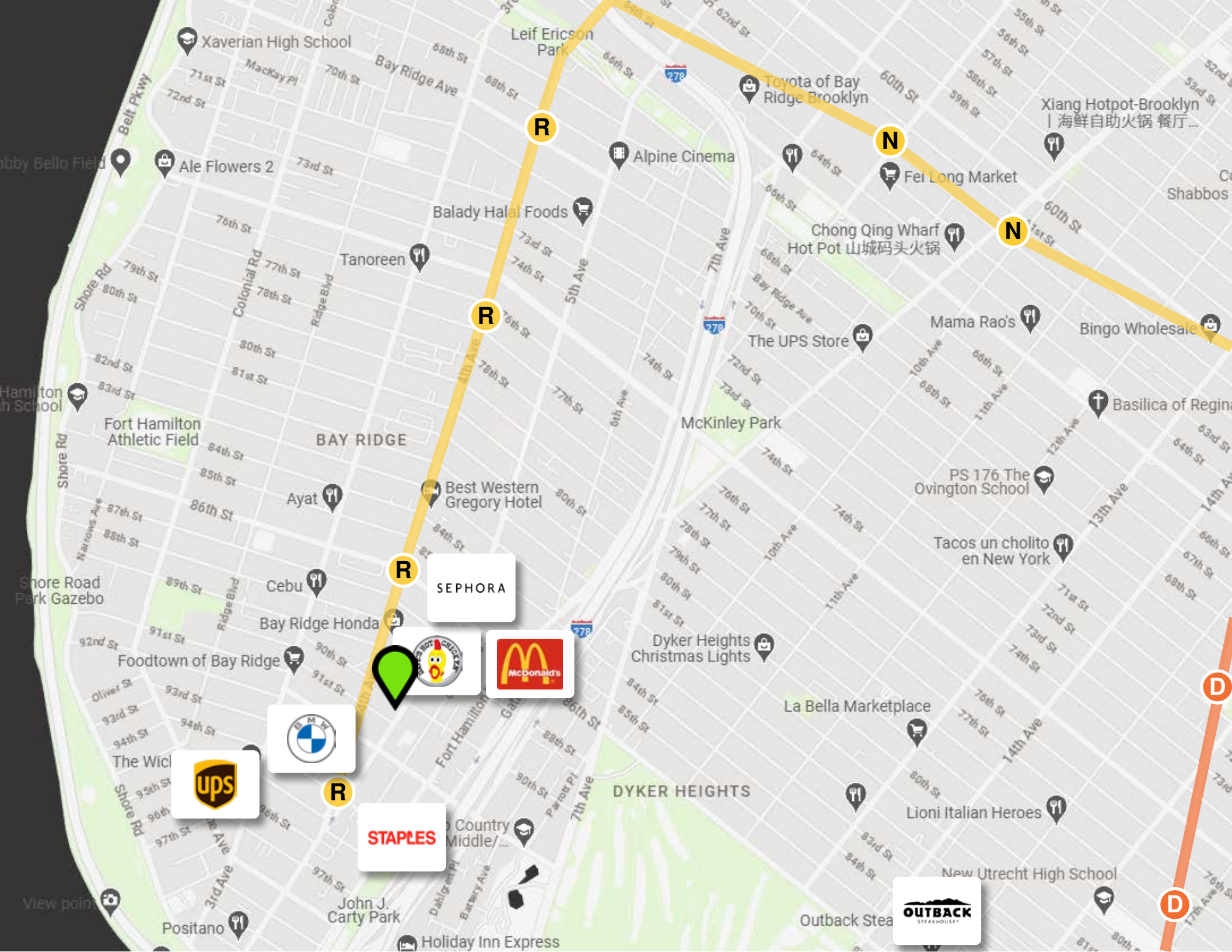
- 7.03% Cap Rate Day 1 | 7.35% Pro Forma Cap Rate
- \$401/SF – Exceptional value on a prime Bay Ridge retail corridor
- Free-market mixed-use building with strong curb appeal
- Two spacious residential units over a ground-floor retail space
- Located on one of Bay Ridge's busiest and most walkable commercial strips
- Long-term family ownership
- Protected Tax Class 1 – low annual taxes (\$14,329)
- Short walk to Bay Ridge – 95th Street [R] Subway Station

BUILDING INFORMATION

BLOCK & LOT:	06082-0126
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	90th Street & 91st Street
BUILDING DIMENSIONS:	18.83 ft x 55 ft (100ft Extension on Ground Fl)
LOT DIMENSIONS:	18.83 ft x 103.08 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	4,614
ZONING:	C8-2, BR
FAR:	2.0
TAX CLASS:	1

TAX MAP





SEPHORA



STAPLES



ADDITIONAL PROPERTY PHOTOS





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