

436 4TH AVENUE, BROOKLYN, NY 11215

EXCLUSIVE OFFERING MEMORANDUM



IPRG

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Adam Lobel	Toby Waring	Matt Dittmeier	Samantha Katz	Alon Kahan
President	Founding Partner	Founding Partner	Partner	Senior Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8815	718.360.8837	718.360.1331	718.360.4834	718.360.8678
derek@iprg.com	luke@iprg.com	adam@iprg.com	twaring@iprg.com	mdittmeier@iprg.com	skatz@iprg.com	akahan@iprg.com

IPRG

INVESTMENT PRICING

436 4TH AVENUE





OFFERING PRICE

\$3,600,000

INVESTMENT HIGHLIGHTS

4 Apts & 2 Stores
of Units

4,500
Approx. SF

\$800
Going In PPSF

6,336
Additional Air Rights

\$300,000
Est. Capital Expenditures

\$3,900,000
All-In Price after Cap-Ex

5.43%
Adjusted Cap Rate

436 4TH AVENUE, BROOKLYN, NY 11215

VALUE ADD MIXED-USE OPPORTUNITY IN PARK SLOPE **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	PF RPSF	NOTES
Apartment 2L	2 Bed / 1 Bath	750	\$0	\$3,600	\$58	Vacant
Apartment 2R	2 Bed / 1 Bath	750	\$0	\$3,600	\$58	Vacant
Apartment 3L	2 Bed / 1 Bath	750	\$1,925	\$3,600	\$58	MTM
Apartment 3R	2 Bed / 1 Bath	750	\$2,690	\$3,600	\$58	Delivered Vacant
Store 1	Tax/Accounting Office	1,000	\$3,250	\$4,000	\$48	Lease Exp. December 2025 - Uses Lower Level
Store 2	Real Estate Office	750	\$2,550	\$2,600	\$42	Lease Exp. May 2029 - Increases \$50 Every January
			MONTHLY:	\$10,415	\$21,000	
			ANNUALLY:	\$124,980	\$252,000	

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 124,980	\$ 252,000
VACANCY/COLLECTION LOSS (2%):	\$ (2,500)	\$ (5,040)
EFFECTIVE GROSS INCOME:	\$ 122,480	\$ 246,960
REAL ESTATE TAXES (2A):	\$ (14,866)	\$ (14,866)
FUEL/ELECTRIC:	\$ (5,000)	\$ (10,000)
WATER AND SEWER:	\$ (4,000)	\$ (4,600)
INSURANCE:	\$ (6,450)	\$ (6,450)
REPAIRS & MAINTENANCE:	\$ (4,400)	\$ (4,400)
PAYROLL:	\$ (3,800)	\$ (3,600)
MANAGEMENT (4%):	\$ (4,899)	\$ (7,409)
TOTAL EXPENSES:	\$ (43,415)	\$ (51,325)
NET OPERATING INCOME:	\$ 79,065	\$ 195,635

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.

IPRG

PROPERTY INFORMATION

436 4TH AVENUE



436 4TH AVENUE, BROOKLYN, NY 11215

VALUE ADD MIXED-USE OPPORTUNITY IN PARK SLOPE **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively hired to sell 436 4th Avenue, a fully free market mixed use building in Park Slope, Brooklyn.

The property is located on 4th Avenue between 8th Street and 9th Street, less than one block to F, G and R Subway lines at the 4th Ave - 9th Street station.

The fully free market property is configured as 4 apartments and 2 stores. Three of the apartments will be delivered vacant at closing.

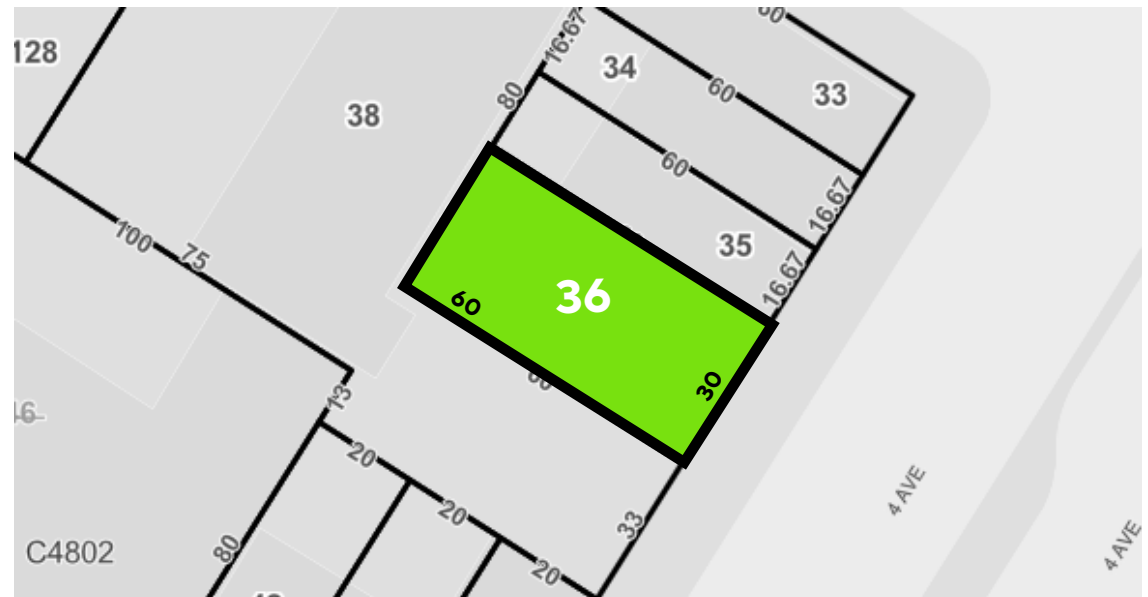
The property is built 30 ft x 60 ft on the ground floor and 30 ft x 45 ft on the top two floors. It sits on a 30 ft x 60 ft lot. The total existing square footage is approximately 4,500 square feet and includes 6,336 square feet of additional air rights for re-development. The building is also in the highly sought after 2A tax class, with annual taxes at \$14,866.

436 4th Ave presents an opportunity to acquire a fully free market building with significant upside in one of Brooklyn's most sought-after neighborhoods.

BUILDING INFORMATION

BLOCK & LOT:	01003-0036
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	8th Street & 9th Street
BUILDING DIMENSIONS:	30 ft x 60 ft (Ground) 30 ft x 45 ft (Top 2 Floors)
LOT DIMENSIONS:	30 ft x 60 ft
# OF UNITS:	4 Apts & 2 Stores
APPROX. TOTAL SF:	4,500
ZONING:	C4-4D, G
FAR:	6.02
TAX CLASS / ANNUAL TAXES:	2A / \$14,866

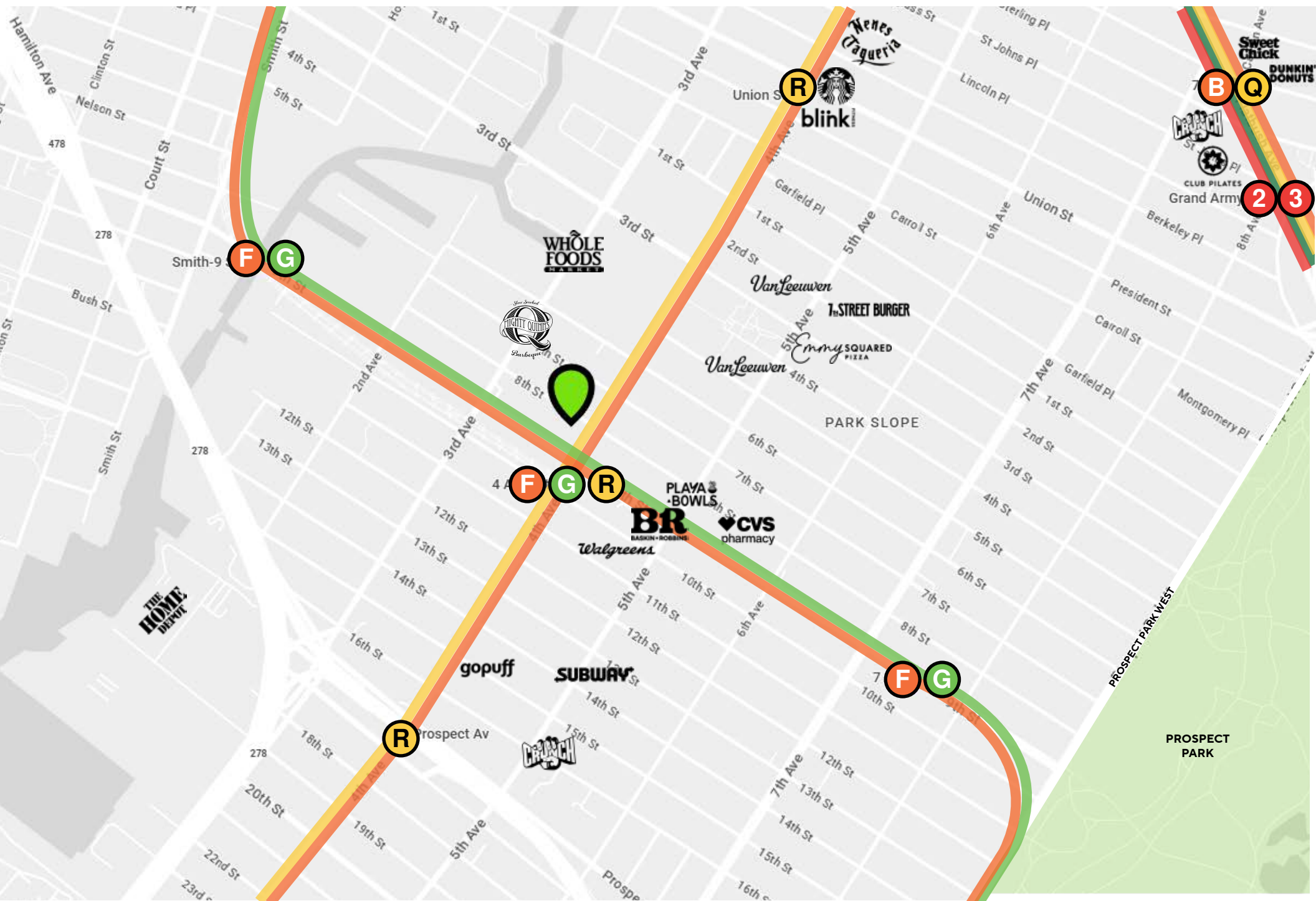
TAX MAP



436 4TH AVENUE, BROOKLYN, NY 11215

VALUE ADD MIXED-USE OPPORTUNITY IN PARK SLOPE FOR SALE

PROPERTY MAP



436 4TH AVENUE, BROOKLYN, NY 11215

VALUE ADD MIXED-USE OPPORTUNITY IN PARK SLOPE **FOR SALE**

ADDITIONAL PROPERTY PHOTOS



IPRG

436 4TH AVENUE, BROOKLYN, NY 11215

VALUE ADD MIXED-USE OPPORTUNITY IN PARK SLOPE **FOR SALE**

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Luke Sproviero	Adam Lobel	Toby Waring	Matt Dittmeier	Samantha Katz	Alon Kahan
President	Founding Partner	Founding Partner	Partner	Senior Associate	Associate	Associate
718.360.8802	718.360.8803	718.360.8815	718.360.8837	718.360.1331	718.360.4834	718.360.8678
derek@iprg.com	luke@iprg.com	adam@iprg.com	twaring@iprg.com	mdittmeier@iprg.com	skatz@iprg.com	akahan@iprg.com

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.