

# 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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## TABLE OF CONTENTS

**01 INVESTMENT PRICING**

**02 PROPERTY INFORMATION**

FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

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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
<b>Retail</b>	Ebay Shop	750	\$1,700	\$2,200	\$27	\$35	Retail	MTM
<b>1R</b>	1BR	750	\$1,650	\$2,300	\$26	\$37	FM	MTM
<b>2F</b>	Law Office	750	\$2,000	\$3,000	\$32	\$48	FM - Office	Expires in Approx. 5 Yrs
<b>2R</b>	1BR	750	\$1,550	\$2,300	\$25	\$37	FM	MTM
<b>3F</b>	2BR	750	1,900	\$3,000	\$30	\$48	FM	MTM
<b>3R</b>	1BR	750	1,650	\$2,300	\$26	\$37	FM	MTM
		MONTHLY:	\$10,450	\$15,100				
		<b>ANNUALLY:</b>	<b>\$125,400</b>	<b>\$181,200</b>				

	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)
<b>NET OPERATING INCOME:</b>	<b>\$ 75,820</b>	<b>\$ 131,620</b>

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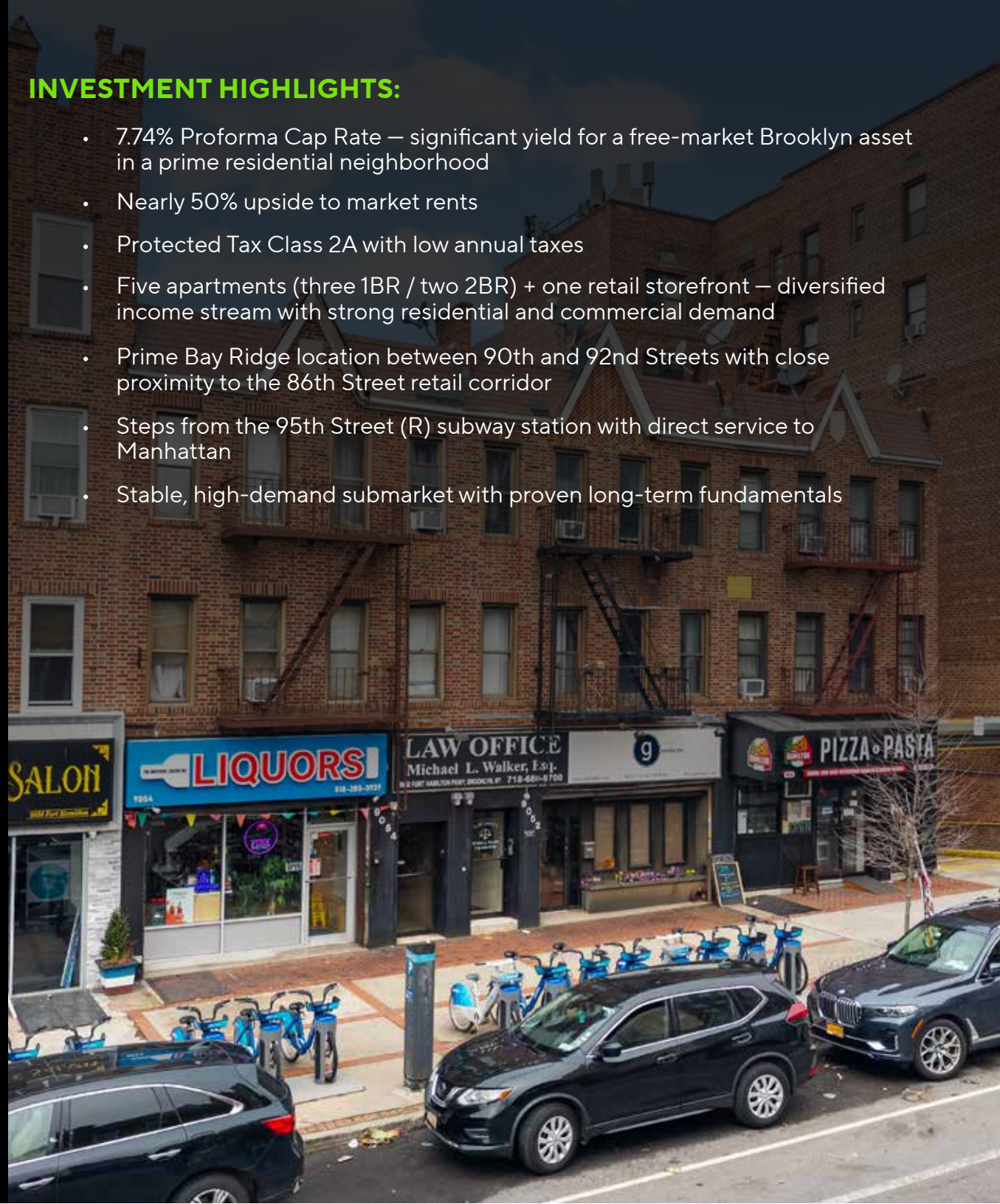
# IPRG

## 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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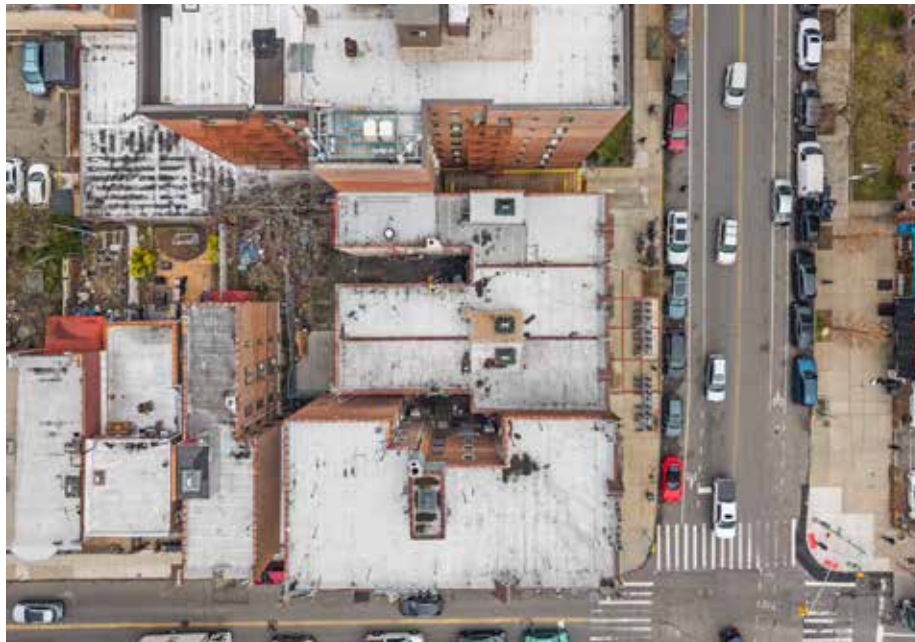
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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