

4912-4914 NEW UTRECHT AVENUE, BROOKLYN, NY 11219

EXCLUSIVE OFFERING MEMORANDUM

Two Contiguous Free-Market Mixed-Use Buildings For Sale in Borough Park



IPRG

4912-4914 NEW UTRECHT AVENUE, BROOKLYN, NY 11219



TWO CONTIGUOUS FREE-MARKET MIXED-USE BUILDINGS IN BOROUGH PARK FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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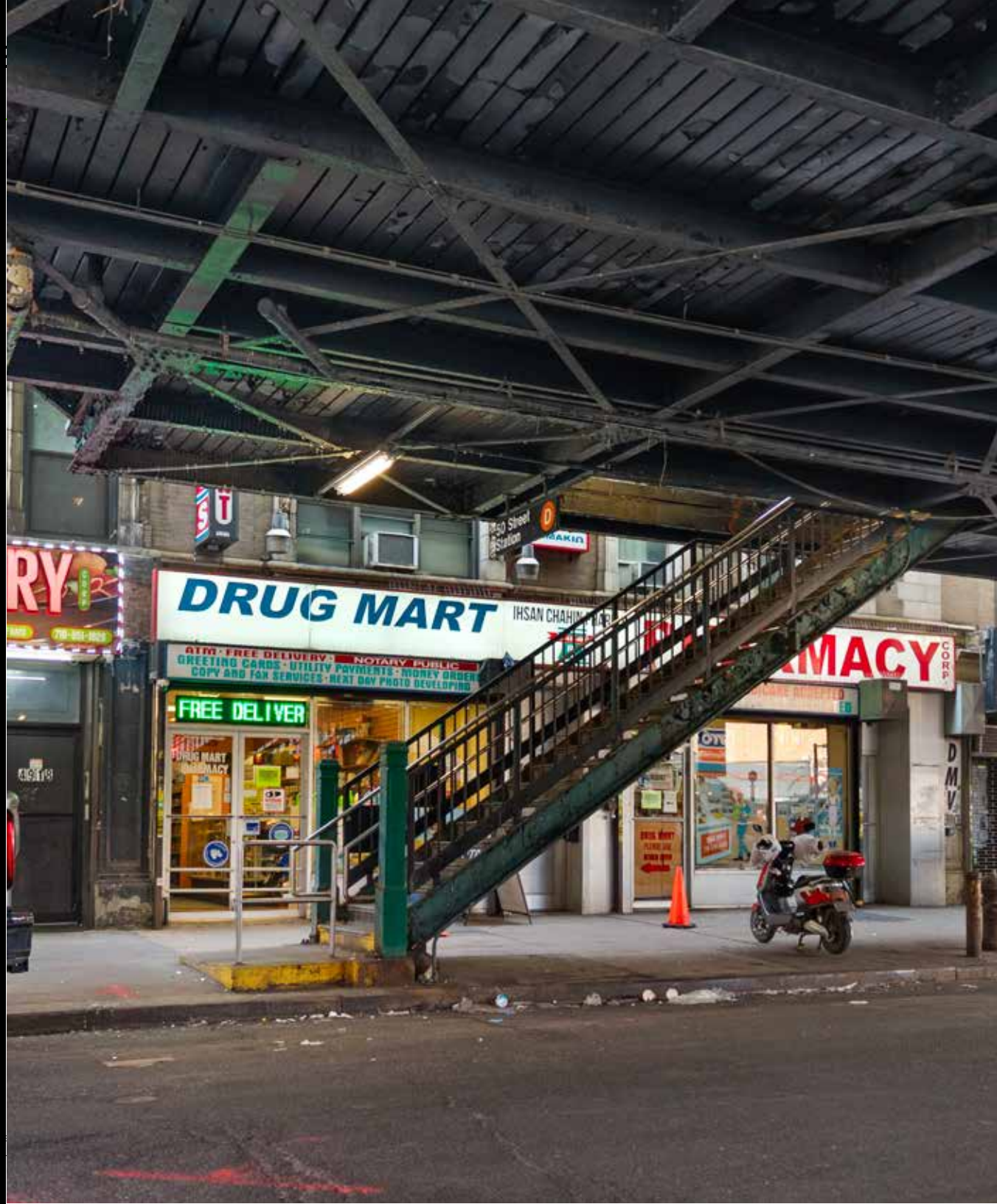
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INVESTMENT PRICING

4912-4914 NEW UTRECHT AVENUE





OFFERING PRICE
\$3,000,000

INVESTMENT HIGHLIGHTS

4 Apts & 2 Stores
of Units

6,000
Approx. SF

6.93%
Pro Forma Cap Rate

\$500
Price/SF

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INCOME & EXPENSES

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF	STATUS	NOTES
1	Pharmacy	2,000	\$8,300	\$8,500	\$50	\$51	Retail	*
2	3BR	1,000	\$1,700	\$3,100	\$20	\$37	FM	MTM
3	3BR	1,000	\$1,700	\$3,100	\$20	\$37	FM	MTM
4	3BR	1,000	\$1,700	\$3,100	\$20	\$37	FM	MTM
5	3BR	1,000	\$1,700	\$3,100	\$20	\$37	FM	MTM
MONTHLY:			\$15,100	\$20,900				
ANNUALLY:			\$181,200	\$250,800				

* 10 Year Lease - Guaranteed by tenant. Starting in 2027 \$200 annual increases, pays 50% in increased property taxes over 2017 base year. Lease expires 3/31/2035.

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 181,200	\$ 250,800
RE TAXES REIMBURSEMENT:	\$ 2,578	\$ 2,578
EFFECTIVE GROSS INCOME:	\$ 183,778	\$ 253,378
REAL ESTATE TAX (CLASS 1):	\$ (20,304)	\$ (20,304)
FUEL:	\$ (8,250)	\$ (8,250)
WATER AND SEWER:	\$ (5,200)	\$ (5,200)
INSURANCE:	\$ (6,000)	\$ (6,000)
COMMON AREA ELECTRIC:	\$ (1,080)	\$ (1,080)
REPAIRS & MAINTENANCE:	\$ (2,500)	\$ (2,500)
PAYROLL:	\$ (2,000)	\$ (2,000)
TOTAL EXPENSES:	\$ (45,334)	\$ (45,334)
NET OPERATING INCOME:	\$ 138,444	\$ 208,044

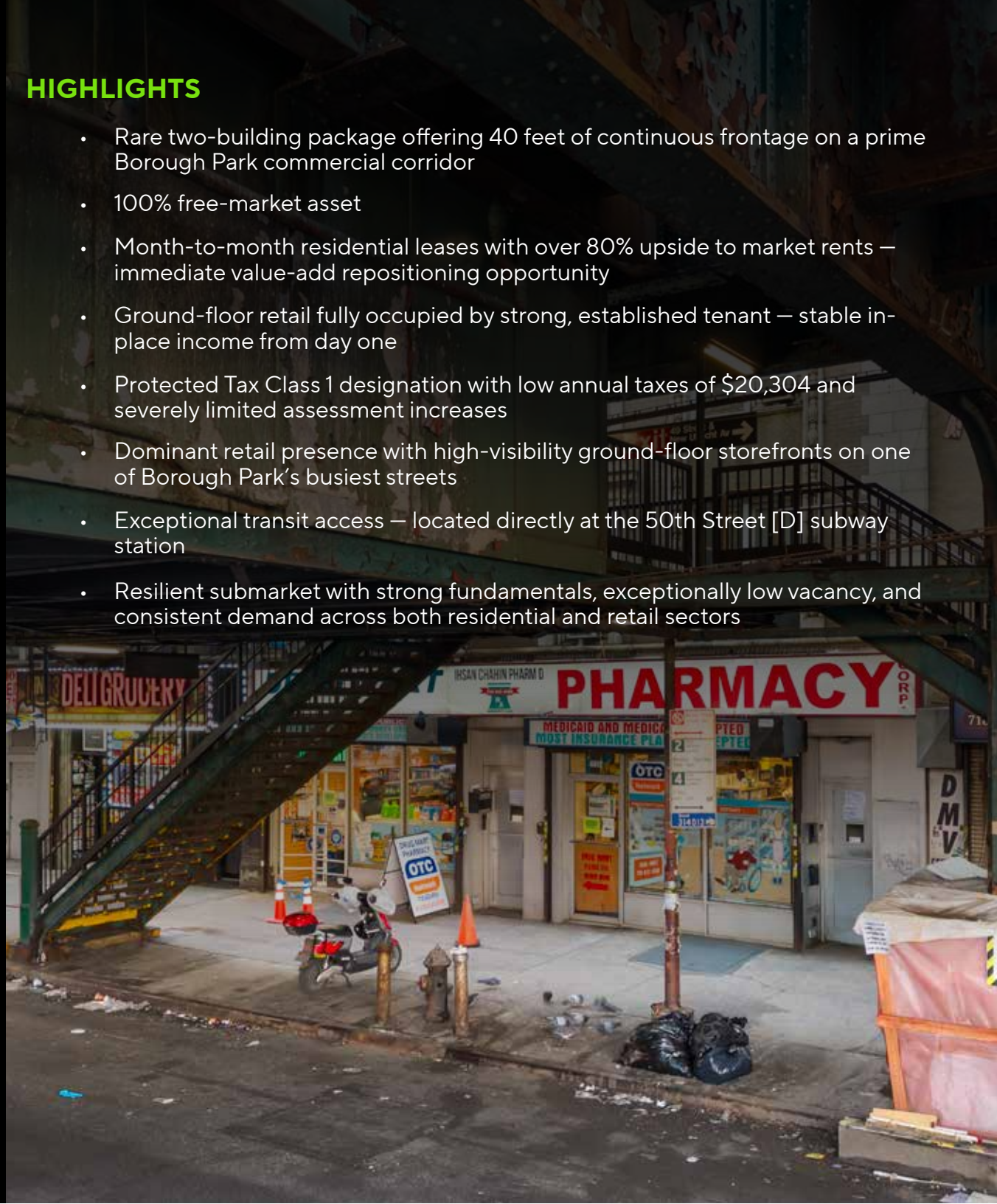
IPRG

PROPERTY INFORMATION

4912-4914 NEW UTRECHT AVENUE

HIGHLIGHTS

- Rare two-building package offering 40 feet of continuous frontage on a prime Borough Park commercial corridor
- 100% free-market asset
- Month-to-month residential leases with over 80% upside to market rents – immediate value-add repositioning opportunity
- Ground-floor retail fully occupied by strong, established tenant – stable in-place income from day one
- Protected Tax Class 1 designation with low annual taxes of \$20,304 and severely limited assessment increases
- Dominant retail presence with high-visibility ground-floor storefronts on one of Borough Park's busiest streets
- Exceptional transit access – located directly at the 50th Street [D] subway station
- Resilient submarket with strong fundamentals, exceptionally low vacancy, and consistent demand across both residential and retail sectors



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INVESTMENT SUMMARY

TWO CONTIGUOUS FREE-MARKET MIXED-USE BUILDINGS IN BOROUGH PARK **FOR SALE**

Investment Property Realty Group (IPRG) is pleased to exclusively present the opportunity to acquire 4912-4914 New Utrecht Avenue, a rare package of two contiguous free-market mixed-use buildings located in the heart of Borough Park, Brooklyn. The properties are situated on New Utrecht Avenue between 49th and 50th Streets, commanding 40 feet of continuous frontage along one of the neighborhood's most active and high-traffic commercial corridors.

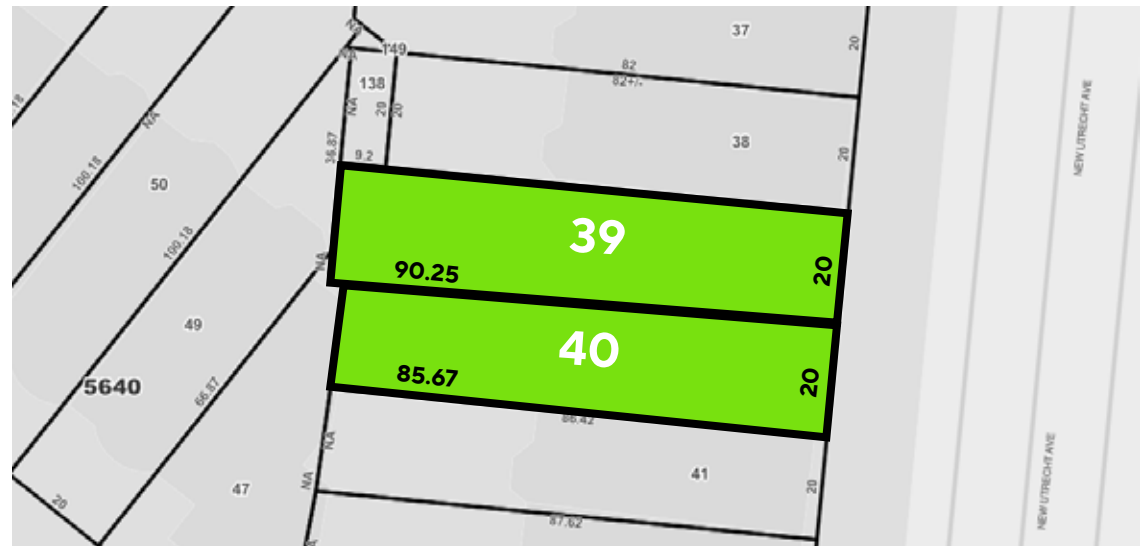
The subject properties consist of four residential apartments above two ground-floor retail spaces, totaling approximately 6,000 square feet. Each building is constructed approximately 20 feet by 50 feet, with 4912 New Utrecht Avenue situated on a 20-foot by 90.25-foot lot and 4914 New Utrecht Avenue on a 20-foot by 85.67-foot lot. The properties are zoned R6/C1-3 and benefit from the highly sought-after protected Tax Class 1 designation, ensuring long-term low carrying costs. All four residential units are delivered on month-to-month leases, presenting an immediate value-add opportunity with over 80% upside to market rents. The ground-floor retail spaces are currently occupied by strong, established tenants, providing stable in-place income from day one.

The properties are located directly adjacent to the 50th Street [D] subway station, providing residents and tenants with direct access to Brooklyn, Manhattan, and Queens – driving consistent foot traffic and sustained demand for the ground-floor retail spaces.

BUILDING INFORMATION

BLOCK & LOT:	05640-0039 & 05640-0040
NEIGHBORHOOD:	Borough Park
CROSS STREETS:	49th & 50th Street
BUILDING DIMENSIONS:	20 ft x 50 ft each
LOT DIMENSIONS:	4912: 20 ft x 90.25 ft / 4914: 20 ft x 85.67 ft
# OF UNITS:	4 Apts & 2 Retail Units
APPROX. TOTAL SF:	6,000
ZONING:	R6, C1-3
FAR:	2.43
TAX CLASS / ANNUAL TAXES:	Class 1 / \$20,304
NOTES:	Two Contiguous FM Mixed-Use Properties with MTM Residential Units

TAX MAP



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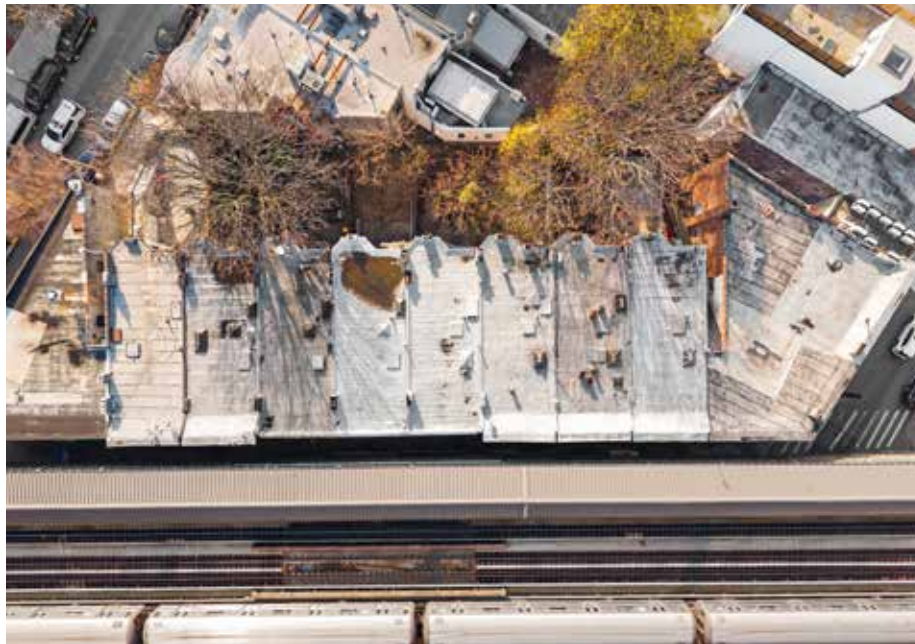
PROPERTY MAP



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ADDITIONAL PROPERTY PHOTOS



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