



For Sale: Mixed Use Brooklyn Portfolio  
4112 Fourth Avenue, Brooklyn, NY &  
8200 Bay Parkway, Brooklyn, NY

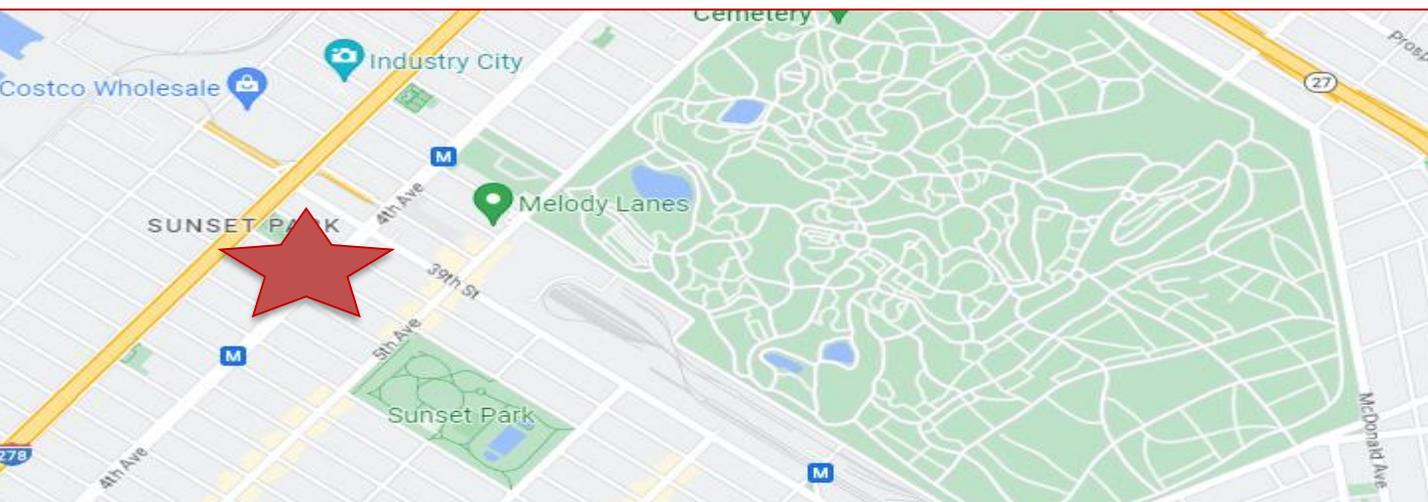
**ASKING PRICE: \$19,999,999**



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## PROPERTY NARRATIVE

ERG Commercial Real Estate is proud to represent the sale of this premier Mixed Use Real Estate portfolio located in the Bensonhurst and Sunset Park neighborhoods of Brooklyn. This two building package consists of 85 residential units and 7 commercial units. These corner properties are both located on the main corridors of 4<sup>th</sup> Avenue and Bay parkway with high foot traffic and easy access to main transportation. The properties are equipped with large apartments with an arrangement of 1,2 and 3 bedroom apartments. The properties are fully occupied with the exception of the Day Care in Bay Parkway that has been recently built out and ready to be rented as well as a one store in Fourth Avenue



# Financial Summary

## Gross Annual Income

	Monthly	Annual
8200 Bay Parkway	\$ 59,678.58	\$ 716,142.96
4112 Fourth Avenue	\$ 99,999.33	\$ 1,199,992.00
<b>Total Gross Income</b>	<b>\$ 159,677.91</b>	<b>\$ 1,916,134.96</b>

## Expenses

Taxes	\$383,440
Insurance	\$52,192
Electric	\$18,400
Heat	\$60,000
water	\$101,336
Management	57,484
Super	\$26,400
<b>Total Annual Expenses</b>	<b>\$699,252</b>

## Net Operating Income

**NOI** **\$1,216,882.96**



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## 4112 Fourth Avenue

### Property Information

<b>Block &amp; Lot</b>	06318-0037
<b>Lot Dimensions</b>	120' x 100'
<b>Lot Size</b>	12,016 SF
<b>Building Dimensions</b>	120' x 90'
<b>Building Size</b>	43,280 SF
<b>Year Built</b>	1928
<b>Zoning</b>	R7A, C2-4
<b>Stories</b>	5
<b>Taxes (20/21)</b>	\$217,746



## PROPERTY HIGHLIGHTS

- 57 Residential Units
- 5 Commercial Units
- Corner Property located on the main corridor of 4<sup>th</sup> Avenue
- Strong Cash Flow with Large apartments
- Located 2 blocks from the N, R and W subway station



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## 4112 Fourth Avenue, Brooklyn, NY & 8200 Bay Parkway, Brooklyn, NY

Units	Bedrooms	Square feet	Lease Expiration	Monthly Rent	Annual Rent
1A	2	1000	9/30/2024	\$ 1,235.59	\$ 14,827.08
1B	2	1300	3/31/2023	\$ 1,430.84	\$ 17,170.08
1C	1	800	6/30/2024	\$ 971.47	\$ 11,657.64
1D	1	800	8/31/2024	\$ 795.33	\$ 9,543.96
1E/ super	2	1300		\$ -	\$ -
1F	1	900	3/31/2023	\$ 1,750.00	\$ 21,000.00
2A	2	1000	12/31/2023	\$ 844.31	\$ 10,131.72
2B	2	1300	2/28/2023	\$ 1,002.16	\$ 12,025.92
2C	1	800	8/31/2023	\$ 1,383.88	\$ 16,606.56
2D	1	800	2/28/2023	\$ 1,850.00	\$ 22,200.00
2E	2	1300	11/30/2022	\$ 858.86	\$ 10,306.32
2F	1	900	8/31/2023	\$ 1,720.00	\$ 20,640.00
2G	2	1000	1/31/2023	\$ 930.14	\$ 11,161.68
2H	1	800	1/31/2023	\$ 1,750.00	\$ 21,000.00
2I	1	750	8/31/2023	\$ 1,416.96	\$ 17,003.52
2J	1	564	4/30/2023	\$ 1,750.00	\$ 21,000.00
2K	3	2300	2/28/2023	\$ 935.43	\$ 11,225.16
2L	1	750	10/31/2023	\$ 1,997.04	\$ 23,964.48
3A	2	1000	4/30/2023	\$ 1,947.50	\$ 23,370.00
3B	2	1300	6/30/2024	\$ 1,010.28	\$ 12,123.36
3C	1	800	7/31/2024	\$ 1,901.38	\$ 22,816.56
3D	1	800	8/31/2023	\$ 1,720.00	\$ 20,640.00
3E	2	1300	9/30/2023	\$ 1,586.76	\$ 19,041.12
3F	1	900	4/30/2023	\$ 1,161.58	\$ 13,938.96
3G	2	1000	5/31/2023	\$ 1,335.99	\$ 16,031.88
3H	1	800	6/30/2023	\$ 1,650.00	\$ 19,800.00
3I	1	750	5/31/2023	\$ 1,276.24	\$ 15,314.88
3J	1	564	5/31/2023	\$ 1,179.56	\$ 14,154.72
3K	3	2300	10/31/2023	\$ 1,688.47	\$ 20,261.64
3L	1	750	6/30/2023	\$ 846.39	\$ 10,156.68
4A	2	1000	4/30/2024	\$ 1,580.09	\$ 18,961.08
4B	2	1300	10/31/2023	\$ 1,567.16	\$ 18,805.92
4C	1	800	9/30/2024	\$ 927.57	\$ 11,130.84
4D	1	800	8/31/2024	\$ 1,824.50	\$ 21,894.00
4E	2	1300	5/31/2023	\$ 2,200.00	\$ 26,400.00
4F	1	900	7/15/2023	\$ 1,751.38	\$ 21,016.56
4G	2	1000	1/31/2023	\$ 1,035.19	\$ 12,422.28
4H	1	800	11/30/2023	\$ 1,322.55	\$ 15,870.60
4I	1	750	12/31/2023	\$ 1,047.15	\$ 12,565.80
4J	1	564	12/31/2023	\$ 731.88	\$ 8,782.56
4K	3	2300	6/30/2024	\$ 1,110.62	\$ 13,327.44
4L	1	750	5/31/2023	\$ 1,800.00	\$ 21,600.00
5A	2	1000	2/28/2023	\$ 1,501.68	\$ 18,020.16
5B	2	1300	10/30/2023	\$ 894.36	\$ 10,732.32
5C	1	800	12/31/2022	\$ 1,228.94	\$ 14,747.28
5D	1	800	12/31/2022	\$ 860.96	\$ 10,331.52
5E	2	1300	6/30/2024	\$ 1,206.66	\$ 14,479.92
5F	1	900	9/30/2023	\$ 1,251.47	\$ 15,017.64
5G	2	1000	4/30/2023	\$ 1,957.43	\$ 23,489.16
5H	1	800	2/28/2023	\$ 1,263.06	\$ 15,156.72
5I	1	750	10/31/2023	\$ 780.24	\$ 9,362.88
5J	1	564	9/30/2023	\$ 1,279.96	\$ 15,359.52
5K	3	2300	6/30/2024	\$ 1,345.48	\$ 16,145.76
5L	1	750	12/31/2022	\$ 1,002.21	\$ 12,026.52
BA	2	750	6/30/2024	\$ 1,442.79	\$ 17,313.48
BB	1	770	2/28/2024	\$ 835.31	\$ 10,023.72
BC	2	1000	10/31/2023	\$ 1,441.60	\$ 17,299.20
Learning Center		2000	11/30/2024	\$ 8,323.20	\$ 99,878.40
Barber shop		475	12/31/2024	\$ 3,090.00	\$ 37,080.00
Flower Shop		420	1/31/2027	\$ 3,000.00	\$ 36,000.00
chinese Food		550	2/28/2030	\$ 4,120.00	\$ 49,440.00
Grocery Store		550	11/14/2031	\$ 4,300.00	\$ 51,600.00
T-mobile Antenna			3/31/2023	\$ 2,049.74	\$ 24,596.88
<b>Total</b>				<b>\$ 99,999.34</b>	<b>\$ 1,199,992.08</b>

## **4112 Fourth Avenue Income & Expenses**

<b>INCOME:</b>		<b>2023</b>
Gross rents		\$1,199,992
<b>Effective Annual Income:</b>		<b>\$1,199,992</b>

<b>EXPENSES: (ESTIMATED)</b>	
Real Estate Taxes (22/23)	\$217,746
Water/Sewer	\$59,336
Insurance	\$33,305
Fuel	\$35,000
Electric & Gas	\$8,400
Super	\$12,000
Management (3%)	\$36,000
<b>Total Expenses:</b>	<b>\$401,787</b>
<b>Estimated Net Operating Income:</b>	<b>\$798,205</b>

## 8200 Bay Parkway

Property Information	
Block & Lot	06318-0037
Lot Dimensions	100 x 120
Lot Size	11,999 SF
Building Dimensions	78.67' x 112'
Building Size	28,000 SF
Year Built	1924
Zoning	R6, R5
Stories	4
Taxes (20/21)	\$165,694



## PROPERTY HIGHLIGHTS

- 28 Residential Units
- 2 Commercial units
- Located on the main corridor of Bay Parkway
- Large apartments
- Short walk to the D Train



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**8200 Bay Parkway Income**

Units	Bedrooms	Square Feet	Lease Expiration	Monthly Rent	Annual Rent
A1/ Medical Office	Occupied	2000	8/7/2032	\$ 5,000.00	\$ 60,000.00
A10	2	1000	6/30/2023	\$ 2,000.00	\$ 24,000.00
A11	1	800	4/30/2023	\$ 1,186.64	\$ 14,239.68
A20	2	1000	8/31/2023	\$ 2,096.39	\$ 25,156.68
A21	1	800	2/28/2023	\$ 1,700.00	\$ 20,400.00
A30	2	1000	9/30/2023	\$ 1,500.31	\$ 18,003.72
A31	1	800	7/31/2023	\$ 1,077.19	\$ 12,926.28
A40	1	800	6/30/2023	\$ 1,438.00	\$ 17,256.00
A41	1	800	1/31/2023	\$ 1,099.39	\$ 13,192.68
B10	2	1000	4/30/2023	\$ 1,126.32	\$ 13,515.84
B11	2	1000	6/30/2023	\$ 1,836.00	\$ 22,032.00
B20	2	1000	9/30/2023	\$ 1,379.80	\$ 16,557.60
B21	2	1000	12/31/2023	\$ 1,077.71	\$ 12,932.52
B30	2	1000	12/31/2023	\$ 1,650.00	\$ 19,800.00
B31	2	1000	6/30/2023	\$ 850.04	\$ 10,200.48
B40	2	1000	12/31/2023	\$ 1,700.00	\$ 20,400.00
B41	2	1000	4/31/2023	\$ 1,500.00	\$ 18,000.00
C20	1	800	10/31/2023	\$ 1,414.10	\$ 16,969.20
C21	2	1000	6/30/2023	\$ 1,941.00	\$ 23,292.00
C30	1	800	9/30/2023	\$ 1,639.37	\$ 19,672.44
C31	2	1000	1/31/2023	\$ 1,536.31	\$ 18,435.72
C40	1	800	10/31/2023	\$ 1,146.11	\$ 13,753.32
C41	2	1000	8/31/2023	\$ 1,700.00	\$ 20,400.00
D10/ Day Care	Vacant	5000	15 YEARS	\$ 14,750.00	\$ 177,000.00
D20	2	1000	11/30/2023	\$ 1,529.95	\$ 18,359.40
D21	1	800	12/31/2023	\$ 1,800.00	\$ 21,600.00
D30	2	1000	12/31/2023	\$ 816.04	\$ 9,792.48
D31	1	800	2/28/2023	\$ 1,329.41	\$ 15,952.92
D40	2	1000	9/30/2023	\$ 1,858.50	\$ 22,302.00
D41/ Super	1	800			
<b>Total</b>				<b>\$ 59,678.58</b>	<b>\$ 716,142.96</b>

## 8200 Bay Parkway Income & Expenses

<b>INCOME:</b>		<b>2022</b>
Gross rents		\$716,143
<b>Effective Annual Income:</b>		<b>\$716,143</b>

<b>EXPENSES: (ESTIMATED)</b>	
Real Estate Taxes (22/23)	\$165,694
Water/Sewer	\$42,000
Insurance	\$18,887
Fuel	\$25,000
Electric & Gas	\$10,000
Super	\$14,400
Management (3%)	\$21,484
<b>Total Expenses:</b>	<b>\$297,465</b>
<b>Estimated Net Operating Income:</b>	<b>\$418,678</b>