



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

BOROUGH PARK 3-UNIT MIXED-USE PROPERTY FOR SALE \$1,600,000 - PACKAGE ALSO AVAILABLE

3807 13th Avenue
Brooklyn, NY 11218



FOR SALE

CBCWORLDWIDE.COM

OFFICE

Joseph Giordano

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7428 5th Avenue, Brooklyn, New York 11209
718.921.3100



BOROUGH PARK MIXED-USE PROPERTY FOR SALE

3807 13th Avenue, Brooklyn, NY 11218

SALE



OFFERING SUMMARY

Sale Price:	\$1,600,000
Number Of Units:	3
Cap Rate:	4.85%
NOI:	\$77,548
Lot Size:	0.03 Acres
Year Built:	1931
Building Size:	3,500 SF
Zoning:	M1-2 / R6A
Market:	Brooklyn
Submarket:	Borough Park
Price / SF:	\$457.14

PROPERTY OVERVIEW

We are pleased to offer for sale a mixed-use building in the Borough Park section of Brooklyn. The property features a vacant ground floor retail unit along with two apartments above. The property can be purchased separately or as a package along with 3803 and 3805 13th Avenue. The package features three commercial units with 4,200 SF of combined retail space, 57 Feet of Frontage on 13th Avenue, and 6 residential units with a total SF of approximately 10,128 SF. The neighborhood renowned Scotto's Pastry and Bakery previously occupied the commercial space. The property zoned M1-2/R6A with a residential FAR of 3. Location Highlights: 13th Avenue is the commercial center of Borough Park. The commercial strip is roughly one mile in length, from 38th street to about 55th Street. Incredibly high foot traffic, densely populated area. Proximity to Roads and Public Transportation. Contact Exclusive Broker for a property tour or additional information.

PROPERTY HIGHLIGHTS

- Mixed-Use Retail with Two Apts. Above
- Prime 13th Avenue Borough Park
- High Foot Traffic
- Can be purchased as part of a package
- Zoned M1-2/R6A

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PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

- Mixed-Use Retail with Two Apts. Above
- Prime 13th Avenue Borough Park

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OFFERING SUMMARY

Sale Price:	\$1,600,000
Number of Units:	3
Lot Size:	1,520 SF
Building Size:	3,500 SF
NOI:	\$77,548.00
Cap Rate:	4.85%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,094	11,615	47,561
Total Population	11,306	42,361	157,878
Average HH Income	\$50,386	\$50,725	\$53,433

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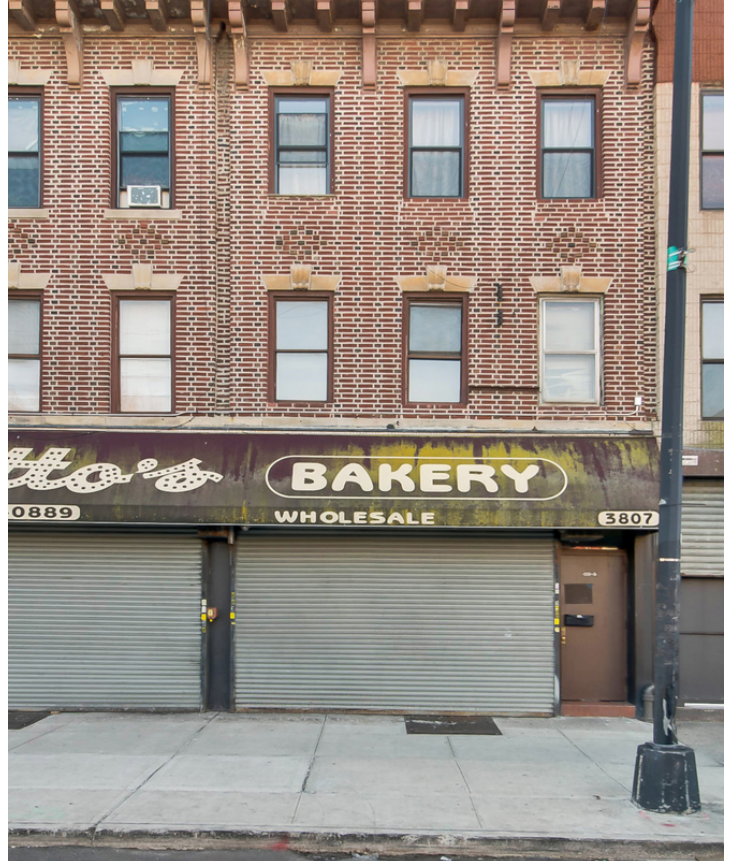


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BOROUGH PARK MIXED-USE PROPERTY FOR SALE

3807 13th Avenue, Brooklyn, NY 11218

Property Name:	Borough Park Mixed-Use Property For Sale
Property Address:	3807 13th Avenue, Brooklyn, NY 11218
Property Type:	Mixed-Use
Lot Size:	0.03 AC
Building Size:	3,500 SF
Zoning:	M1-2 / R6A
Rail Access:	N/A
Year Built:	1931
Number of Units:	3



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LOCATION OVERVIEW

Borough Park is a neighborhood in the southwestern part of the borough of Brooklyn, in New York City, United States. The neighborhood is bordered by Bensonhurst to the south, Bay Ridge to the southwest, Sunset Park to the west, Kensington and Green-Wood Cemetery to the northeast, Flatbush to the east, and Midwood to the southeast.

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INVESTMENT OVERVIEW

Price	\$1,600,000
Price per Unit	\$533,333
GRM	17.8
CAP Rate	4.9%
Cash-on-Cash Return (yr 1)	4.85 %
Total Return (yr 1)	\$77,548
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$90,000
Other Income	-
Total Scheduled Income	\$90,000
Vacancy Cost	\$0
Gross Income	\$90,000
Operating Expenses	\$12,452
Net Operating Income	\$77,548
Pre-Tax Cash Flow	\$77,548

FINANCING DATA

Down Payment	\$1,600,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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INCOME SUMMARY

Rental Income	\$90,000
Gross Income	\$90,000

EXPENSE SUMMARY

Property Tax	\$5,452
Property Insurance	\$2,500
Common Electric	\$1,000
Heat	\$2,000
Water/Sewer	\$1,500
Gross Expenses	\$12,452

Net Operating Income	\$77,548
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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	MARKET RENT	MARKET RENT/SF
1	1	1		\$1,600	\$1,600	
2	2	1		\$1,900	\$1,900	
Commercial				\$4,000	\$4,000	
Totals/Averages			0	\$7,500	\$7,500	

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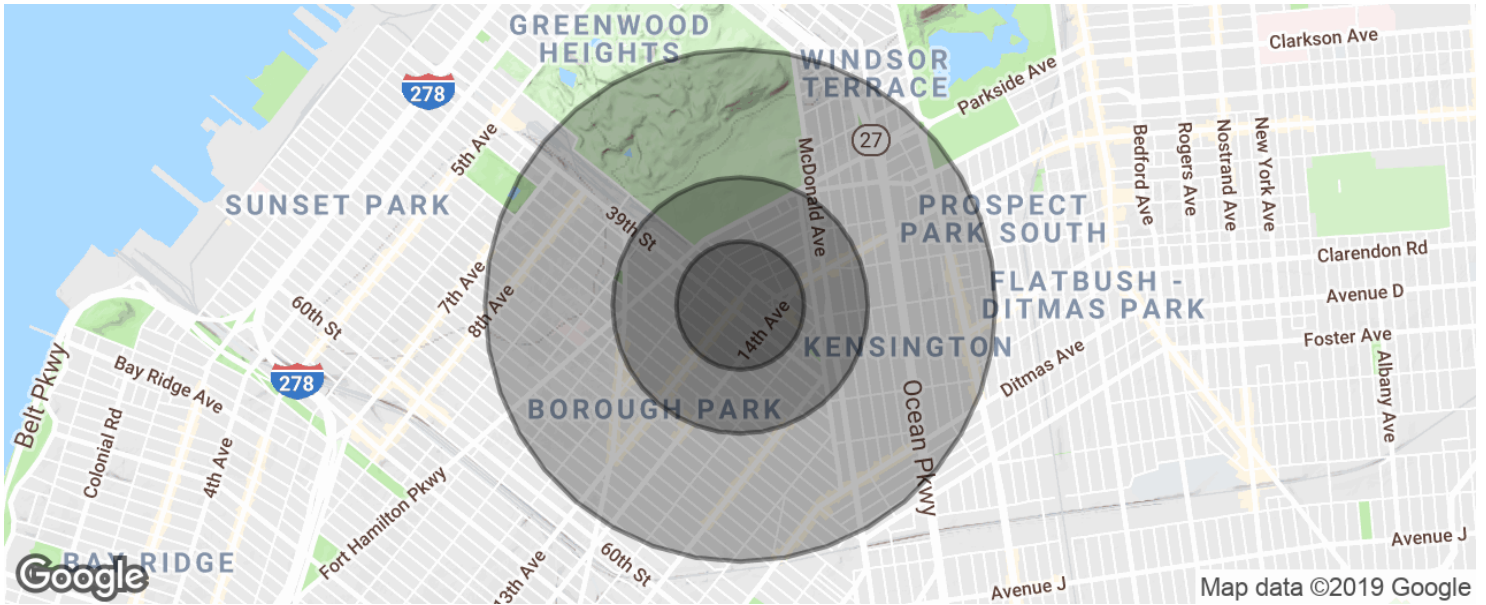
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total population	11,306	42,361	157,878
Median age	26.7	25.9	28.2
Median age (Male)	26.3	25.6	27.2
Median age (Female)	28.3	26.9	29.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total households	3,094	11,615	47,561
# of persons per HH	3.7	3.6	3.3
Average HH income	\$50,386	\$50,725	\$53,433
Average house value	\$661,237	\$654,754	\$661,883

* Demographic data derived from 2010 US Census

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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