

MIXED-USE PROPERTY
FOR SALE

9802 FOSTER AVE, BROOKLYN, NY 11236

**MIXED-USE PROPERTY FOR SALE -
CANARSIE \$1,049,000**



FOR MORE INFORMATION

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com



Reliable Real Estate

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000



9802 FOSTER AVE, BROOKLYN, NY 11236

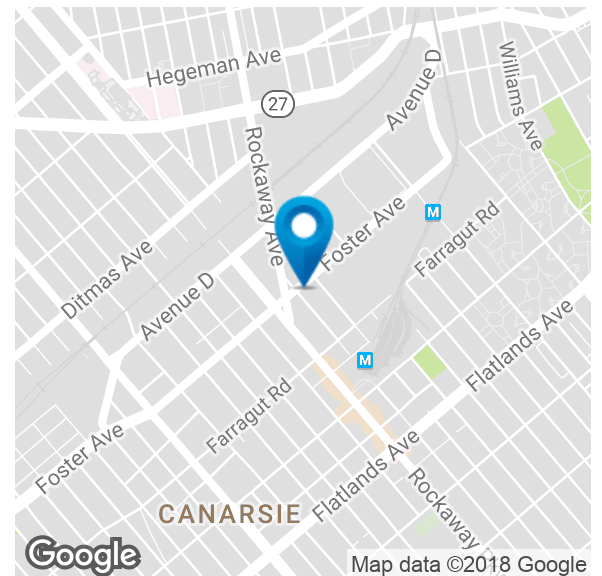
MIXED-USE PROPERTY FOR SALE \$1,049,000

Property Description

Coldwell Banker Commercial Reliable Real Estate is pleased to offer for sale a three-unit Mixed-Use property in the Canarsie section of Brooklyn. The property is situated on a 25 x 92 lot zoned R4-1 encompassing a retail store with a total of 945 SF as well as a two-bedroom first-floor unit and a three bedroom second-floor unit. The retail store includes annual increases of five percent and is responsible for seventy percent of the water charges. There is also parking with an attached one car garage. For additional information please contact Exclusive Broker Coldwell Banker Commercial Reliable Real Estate.

Property Highlights

- Three Unit Mixed-Use Property Canarsie
- Close Proximity To Public Transportation
- Actual 6.49% Cap
- Corner Property


Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000



OFFERING SUMMARY

Sale Price:	\$1,049,000
Number Of Units:	3
Cap Rate:	6.49%
NOI:	\$68,091
Lot Size:	0.05 Acres
Year Built:	1920
Building Size:	2,399
Zoning:	R4-1
Market:	Brooklyn
Submarket:	Canarsie
Price / SF:	\$437.27

PROPERTY OVERVIEW

Coldwell Banker Commercial Reliable Real Estate is pleased to offer for sale a three-unit Mixed-Use property in the Canarsie section of Brooklyn. The property is situated on a 25 x 92 lot zoned R4-1 encompassing a retail store with a total of 945 SF as well as a two-bedroom first-floor unit and a three bedroom second-floor unit. The retail store includes annual increases of five percent and is responsible for seventy percent of the water charges. There is also parking with an attached one car garage. For additional information please contact Exclusive Broker Coldwell Banker Commercial Reliable Real Estate.

PROPERTY HIGHLIGHTS

- Three Unit Mixed-Use Property Canarsie
- Close Proximity To Public Transportation
- Actual 6.49% Cap
- Corner Property

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000

INVESTMENT OVERVIEW

MIXED-USE PROPERTY FOR SALE - CANARSIE \$1,049,000

Price	\$1,049,000
Price per Unit	\$349,666
GRM	13.3
CAP Rate	6.5%
Cash-on-Cash Return (yr 1)	6.49 %
Total Return (yr 1)	\$68,091
Debt Coverage Ratio	-

OPERATING DATA

MIXED-USE PROPERTY FOR SALE - CANARSIE \$1,049,000

Gross Scheduled Income	\$78,720
Other Income	\$0
Total Scheduled Income	\$78,720
Vacancy Cost	\$0
Gross Income	\$80,880
Operating Expenses	\$12,789
Net Operating Income	\$68,091
Pre-Tax Cash Flow	\$68,091

FINANCING DATA

MIXED-USE PROPERTY FOR SALE - CANARSIE \$1,049,000

Down Payment	\$1,049,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000

INCOME SUMMARY	MIXED-USE PROPERTY FOR SALE - CANARSIE \$1,049,000	PER SF
Retail Store	\$39,720	\$16.56
Apartment One	\$16,800	\$7.00
Apartment Two	\$22,200	\$9.25
Garage	\$2,160	\$0.90
Gross Income	\$80,880	\$33.71
EXPENSE SUMMARY	MIXED-USE PROPERTY FOR SALE - CANARSIE \$1,049,000	PER SF
Property Tax	\$7,589	\$3.16
Insurance	\$2,200	\$0.92
Water	\$1,000	\$0.42
Heat	\$2,000	\$0.83
Common Electric	\$0	\$0.00
Gross Expenses	\$12,789	\$5.33
Net Operating Income	\$68,091	\$28.38

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000

UNIT NUMBER	UNIT BED	UNIT BATH	LEASE END	CURRENT RENT	MARKET RENT	MARKET RENT/SF
Store		1	5/1/2026	\$3,310	\$3,310	\$3.50
Apt 1	2	1	09/01/2018	\$1,400	\$1,400	\$2.75
Apt 2	3	1	09/01/2018	\$1,850	\$1,850	\$1.96
Totals/Averages				\$6,560	\$6,560	\$2.74

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF	DEPOSIT
Commercial	1	33.3	945	\$3,310	\$3.50			
Residential	2	66.7	723	\$3,250	\$4.50			
Totals/Averages	3	100%	2,391	\$9,810	\$4.10	\$0		\$0

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

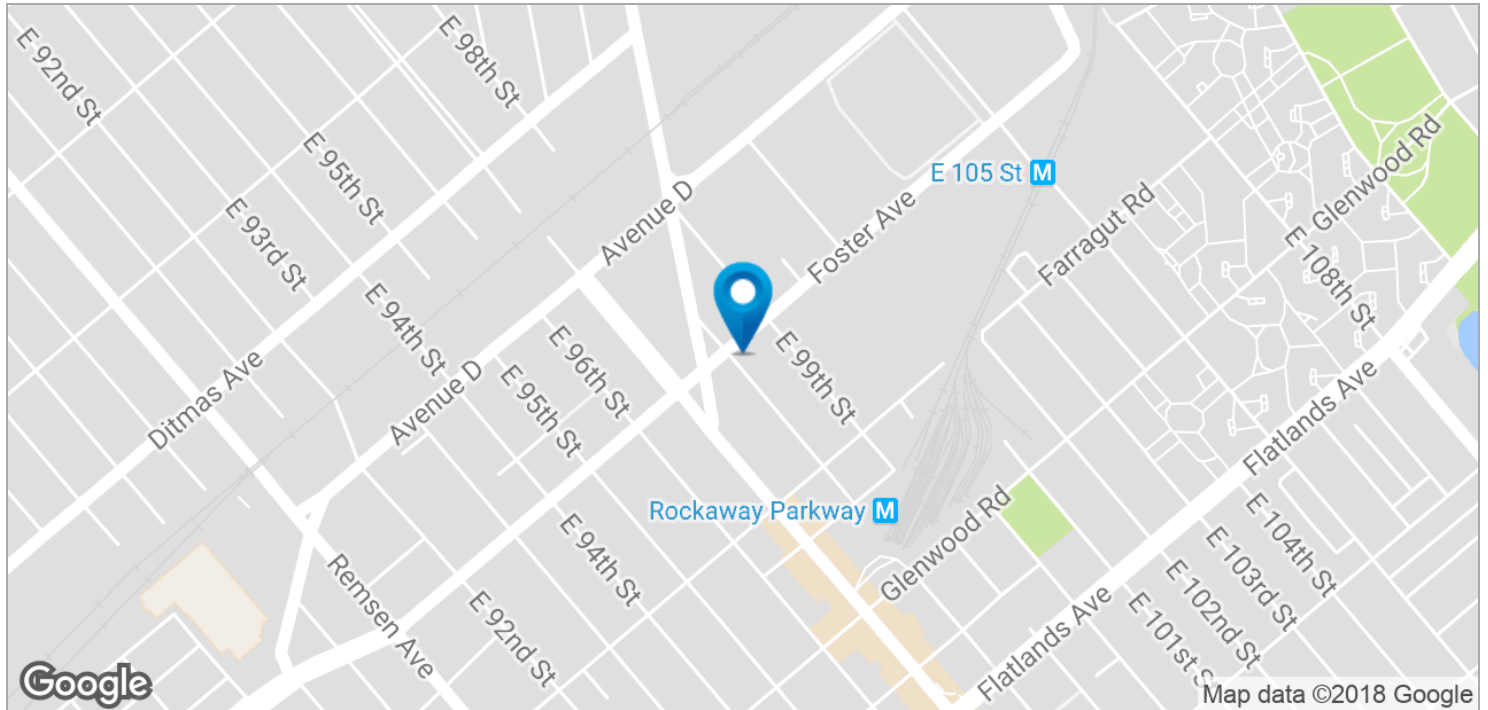
Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000



Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

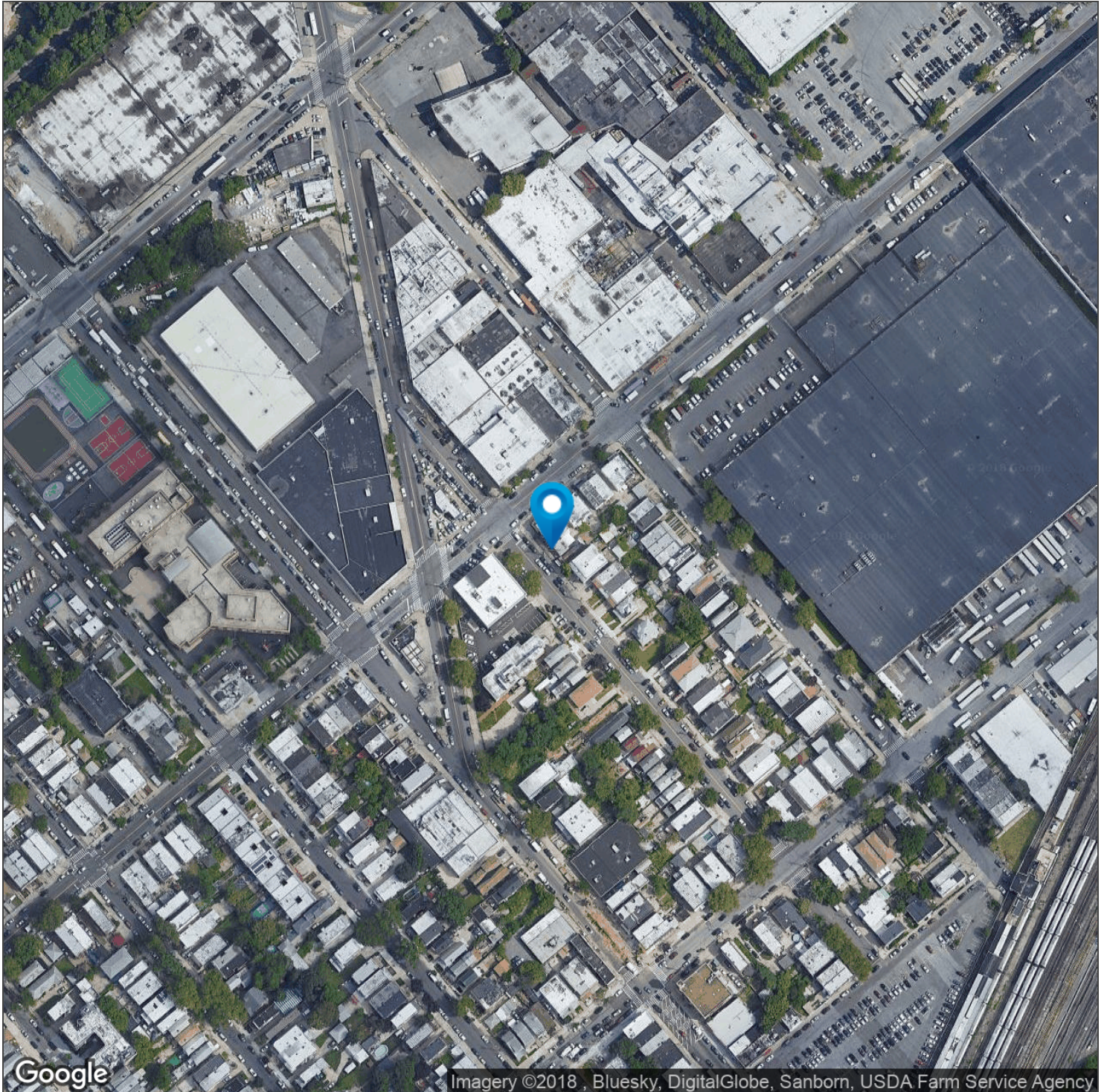
Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000



Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

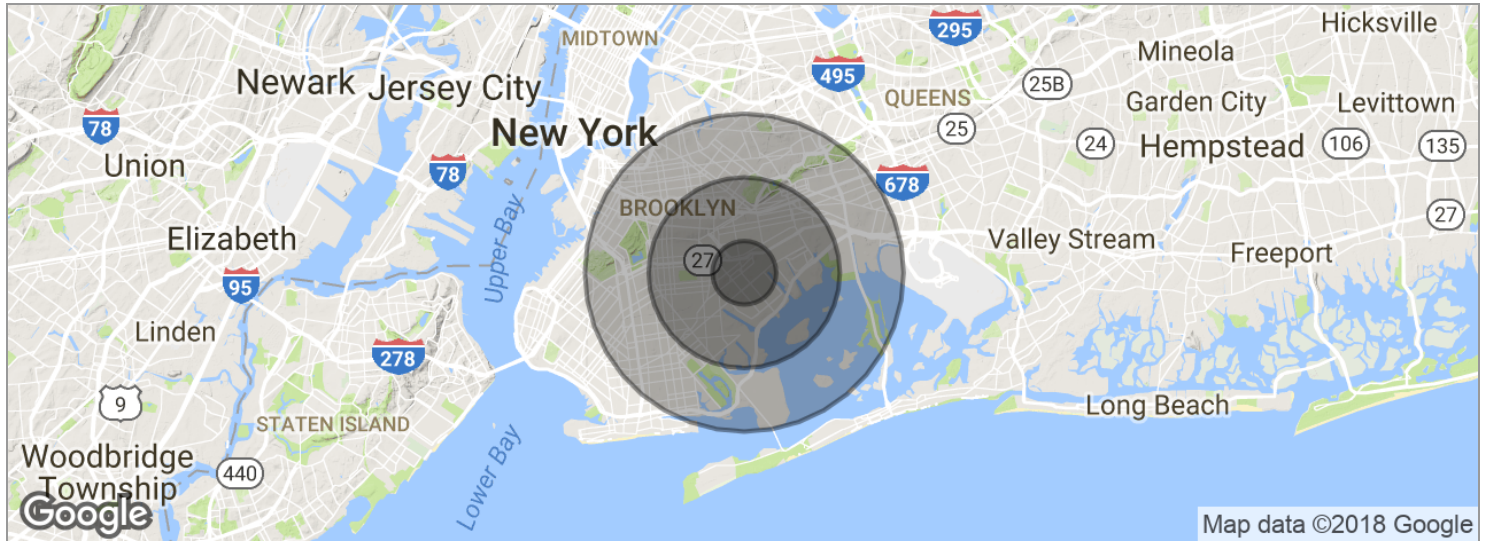
Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000



POPULATION	1 MILE	3 MILES	5 MILES
Total population	95,155	823,526	2,136,058
Median age	35.7	33.9	34.1
Median age (male)	32.5	30.8	31.9
Median age (Female)	37.7	36.1	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	32,415	288,821	761,679
# of persons per HH	2.9	2.9	2.8
Average HH income	\$60,148	\$54,134	\$57,079
Average house value	\$434,496	\$505,373	\$547,753

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

Demographic Market Comparison Report 9802 FOSTER AVE, BROOKLYN, NY

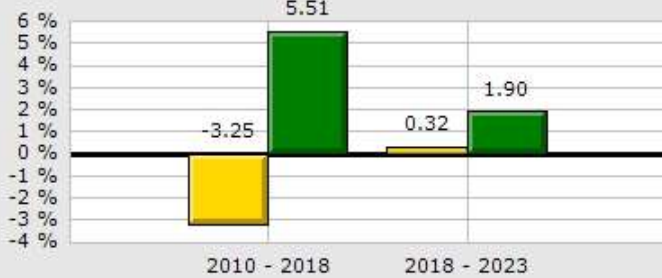
1 mile radius

MIXED-USE PROPERTY FOR SALE \$1,049,000

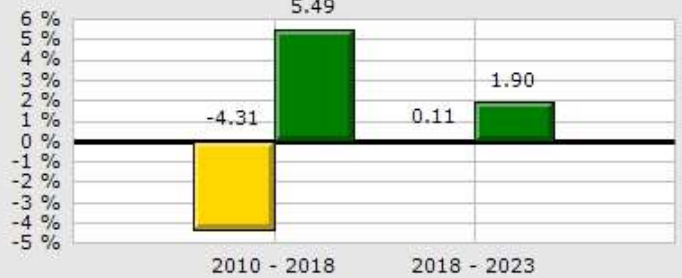
Type: **Retail/Storefront Retail/Residential**
 County: **Kings**

1 Mile
County

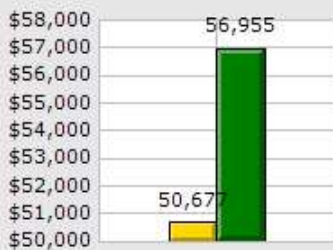
Population Growth



Household Growth



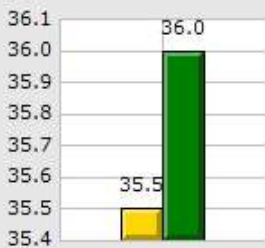
2018 Med Household Inc



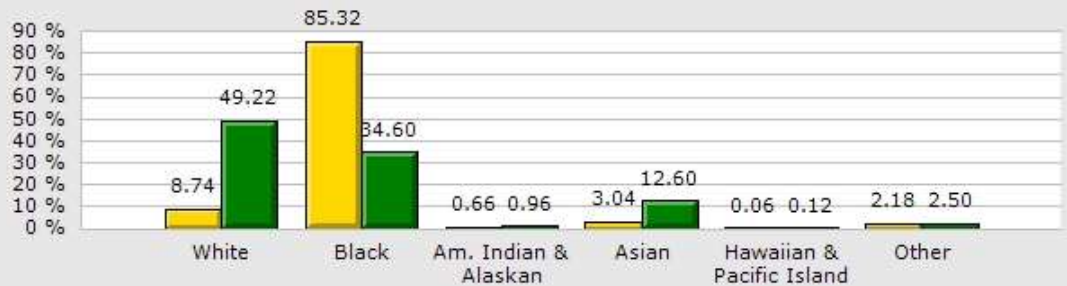
2018 Households by Household Income



2018 Median Age



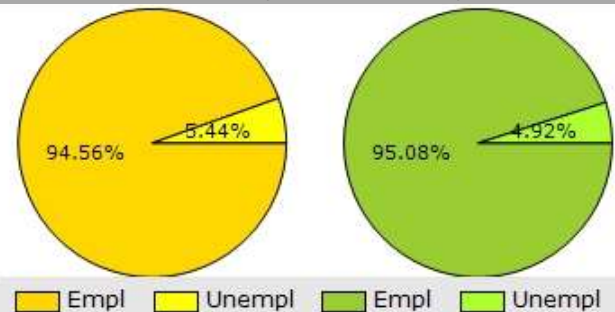
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

Demographic Market Comparison Report 9802 FOSTER AVE, BROOKLYN, NY

1 mile radius

MIXED-USE PROPERTY FOR SALE \$1,049,000

Type: **Retail/Storefront Retail/Residential**
 County: **Kings**

	1 Mile		County	
Population Growth				
Growth 2010 - 2018	-3.25%		5.51%	
Growth 2018 - 2023	0.32%		1.90%	
Empl	42,880	94.56%	1,243,699	95.08%
Unempl	2,467	5.44%	64,422	4.92%
2018 Population by Race				
	93,998		2,642,792	
White	8,217	8.74%	1,300,725	49.22%
Black	80,201	85.32%	914,303	34.60%
Am. Indian & Alaskan	616	0.66%	25,332	0.96%
Asian	2,856	3.04%	333,120	12.60%
Hawaiian & Pacific Island	57	0.06%	3,121	0.12%
Other	2,051	2.18%	66,191	2.50%
Household Growth				
Growth 2010 - 2018	-4.31%		5.49%	
Growth 2018 - 2023	0.11%		1.90%	
Renter Occupied	21,905	67.64%	710,476	73.46%
Owner Occupied	10,481	32.36%	256,712	26.54%
2018 Households by Household Income				
	32,388		967,188	
Income <\$25K	8,999	27.78%	253,749	26.24%
Income \$25K - \$50K	7,047	21.76%	186,948	19.33%
Income \$50K - \$75K	5,087	15.71%	141,664	14.65%
Income \$75K - \$100K	4,116	12.71%	112,253	11.61%
Income \$100K - \$125K	2,965	9.15%	82,149	8.49%
Income \$125K - \$150K	1,633	5.04%	54,359	5.62%
Income \$150K - \$200K	1,718	5.30%	62,379	6.45%
Income \$200K+	823	2.54%	73,687	7.62%
2018 Med Household Inc	\$50,677		\$56,955	
2018 Median Age	35.50		36.00	

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

9802 Foster Ave, Brooklyn, NY 11236

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **2,390 SF**
 Year Built: **1920**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	94,299		884,447		2,232,867	
2018 Estimate	93,997		873,729		2,196,692	
2010 Census	97,152		860,393		2,119,301	
Growth 2018 - 2023	0.32%		1.23%		1.65%	
Growth 2010 - 2018	-3.25%		1.55%		3.65%	
2018 Population by Hispanic Origin	9,952		138,695		477,979	
2018 Population	93,997		873,729		2,196,692	
White	8,217	8.74%	164,117	18.78%	1,005,525	45.77%
Black	80,201	85.32%	645,092	73.83%	889,278	40.48%
Am. Indian & Alaskan	616	0.66%	7,709	0.88%	23,968	1.09%
Asian	2,856	3.04%	33,263	3.81%	213,131	9.70%
Hawaiian & Pacific Island	57	0.06%	947	0.11%	3,268	0.15%
Other	2,050	2.18%	22,600	2.59%	61,522	2.80%
U.S. Armed Forces	39		286		517	
Households						
2023 Projection	32,422		309,665		788,294	
2018 Estimate	32,386		306,277		776,323	
2010 Census	33,845		303,612		753,031	
Growth 2018 - 2023	0.11%		1.11%		1.54%	
Growth 2010 - 2018	-4.31%		0.88%		3.09%	
Owner Occupied	10,481	32.36%	80,285	26.21%	218,061	28.09%
Renter Occupied	21,905	67.64%	225,993	73.79%	558,262	71.91%
2018 Households by HH Income	32,388		306,276		776,322	
Income: <\$25,000	8,999	27.78%	90,277	29.48%	203,409	26.20%
Income: \$25,000 - \$50,000	7,047	21.76%	69,775	22.78%	157,170	20.25%
Income: \$50,000 - \$75,000	5,087	15.71%	49,356	16.11%	118,001	15.20%
Income: \$75,000 - \$100,000	4,116	12.71%	35,892	11.72%	93,746	12.08%
Income: \$100,000 - \$125,000	2,965	9.15%	22,950	7.49%	66,532	8.57%
Income: \$125,000 - \$150,000	1,633	5.04%	13,821	4.51%	42,994	5.54%
Income: \$150,000 - \$200,000	1,718	5.30%	14,068	4.59%	46,808	6.03%
Income: \$200,000+	823	2.54%	10,137	3.31%	47,662	6.14%
2018 Avg Household Income	\$66,812		\$65,178		\$77,671	
2018 Med Household Income	\$50,677		\$46,837		\$55,440	

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

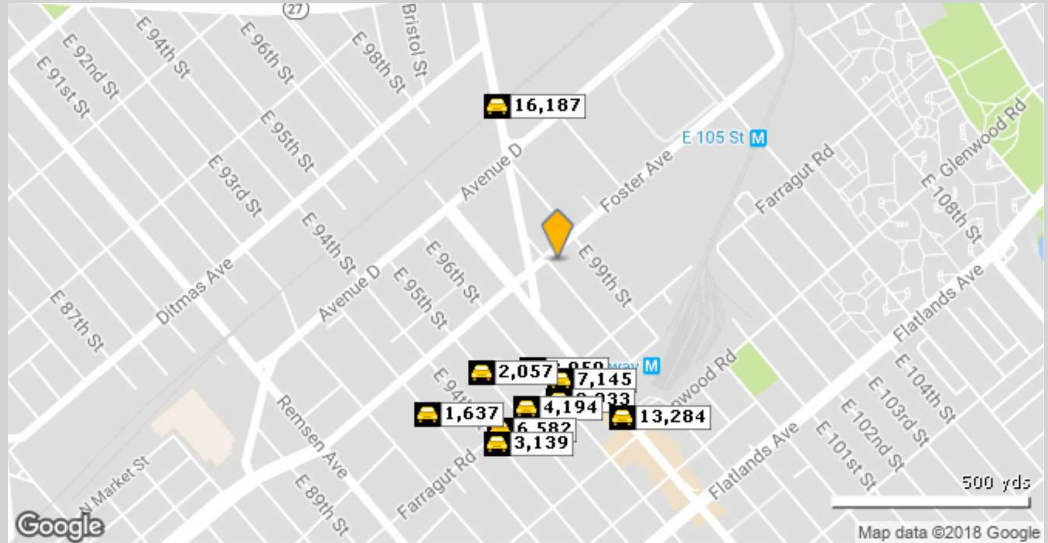
9802 FOSTER AVE, BROOKLYN, NY 11236

MIXED-USE PROPERTY FOR SALE \$1,049,000

Traffic Count Report

9802 Foster Ave, Brooklyn, NY 11236

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **2,390 SF**
 Year Built: **1920**
 % Leased: **100%**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E 96th St	Farragut Rd	0.04 SE	2010	2,950	AADT	.16
2 Farragut Rd	E 96th St	0.02 SW	2016	7,145	MPSI	.17
3 E 95th St	Foster Ave	0.07 NW	2016	2,057	MPSI	.19
4 E 96th St	Smiths Ln	0.02 SE	2012	2,933	AADT	.20
5 Farragut Rd	E 95th St	0.02 SW	2014	4,194	MPSI	.22
6 Rockaway Ave	Ave D	0.08 S	2016	16,187	MPSI	.24
7 Rockaway Pkwy	Glenwood Rd	0.03 SE	2016	13,284	MPSI	.25
8 Farragut Rd	E 94th St	0.02 SW	2016	6,582	MPSI	.26
9 E 94th St	Farragut Rd	0.01 NW	2016	3,139	MPSI	.28
10 E 93rd St	Foster Ave	0.06 NW	2016	1,637	MPSI	.29

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com

Confidentiality Statement

This offering has been prepared solely for informational purposes. It is designed to assist potential tenants or prospective purchasers in determining whether they wish to proceed with an indepth 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 Reliable Real Estate or by Ownership.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Coldwell Banker Reliable Commercial Division or the property Ownership.

The Owner 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 lease or purchase must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease or purchase and prepared by the Owner or their representatives and executed by both parties; and (iii) approved by the Owner and such other parties who may have an interest in the Property. Neither the prospective tenant or purchaser nor Owner shall be bound until execution of a formal lease or contract of sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Joseph T. Hamdan

718.921.3100 x105

jhamdan@cbreliable.com