



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

BOROUGH PARK PROFESSIONAL CONDO FOR SALE \$899,000

5024 10th Avenue
Brooklyn, NY 11219

AVAILABLE SPACE



OFFICE

Joseph T. Hamdan
718.921.3100
jhamdan@cbreliable.com

Olga Pidhirnyak
718.921.3100 x110
olga.pidhirnyak@coldwellbanker.com

Kimberly Fong
718.921.3100 x161
kimberlyfong.cb@gmail.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Reliable Real Estate. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**
7428 5th Avenue, Brooklyn, New York 11209
718.921.3100

FOR SALE

CBCWORLDWIDE.COM



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

PROPERTY INFORMATION

SECTION 1

FOR SALE

CBCWORLDWIDE.COM

OFFICE

Joseph T. Hamdan

718.921.3100

jhamdan@cbreliable.com

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Kimberly Fong

718.921.3100 x161

kimberlyfong.cb@gmail.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Reliable Real Estate. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC, Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial. Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**

7428 5th Avenue, Brooklyn, New York 11209
718.921.3100



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



OFFERING SUMMARY

Sale Price:	\$899,000
Cap Rate:	6.36%
NOI:	\$57,208
Lot Size:	2,491 SF
Condo Size:	1,755 SF
Renovated:	2018
Market:	Brooklyn
Submarket:	Borough Park
Price / SF:	\$512.25

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for sale 5024 10th Avenue Unit M1 in the Borough Park section of Brooklyn. The subject property is an approximately 1,755 SF lower level professional condo and is an excellent opportunity for an owner operator. The unit is vacant and in newly renovated vanilla box condition with upgraded electric, a property tax abatement until 2022 and manageable maintenance. Suitable use types include medical, professional and community facility use. The property is within close distance to major roads, public transportation and Maimonides Medical Center. For additional information please contact Exclusive Broker Coldwell Banker Reliable Commercial Division.

PROPERTY HIGHLIGHTS

- Close Proximity to Maimonides Medical Center
- Newly Renovated
- Close to Public Transportation

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



PROPERTY DESCRIPTION

Coldwell Banker Reliable Commercial Division is pleased to offer for sale 5024 10th Avenue Unit M1 in the Borough Park section of Brooklyn. The subject property is an approximately 1,755 SF lower level professional condo and is an excellent opportunity for an owner operator. The unit is vacant and in newly renovated vanilla box condition with upgraded electric, a property tax abatement until 2022 and manageable maintenance. Suitable use types include medical, professional and community facility use. The property is within close distance to major roads, public transportation and Maimonides Medical Center. For additional information please contact Exclusive Broker Coldwell Banker Reliable Commercial Division.

LOCATION DESCRIPTION

Borough Park is a neighborhood in the southwestern part of the borough of Brooklyn, in New York City. The neighborhood covers an extensive grid of streets between Bensonhurst to the south, Bay Ridge to the southwest, Sunset Park to the west, Kensington to the northeast, Flatbush to the east, and Midwood to the southeast.

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



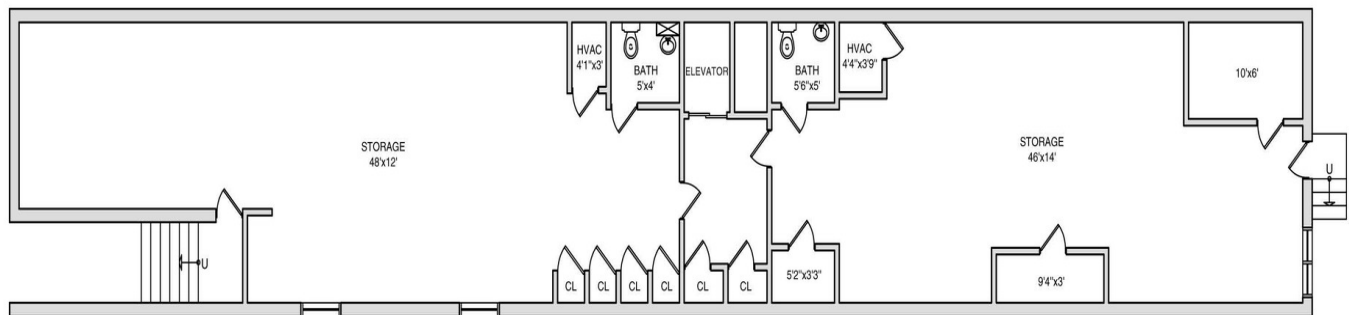
RELIABLE REAL ESTATE



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



M1



CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

LOCATION INFORMATION

SECTION 2

FOR SALE

CBCWORLDWIDE.COM

OFFICE

Joseph T. Hamdan

718.921.3100

jhamdan@cbreliable.com

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Kimberly Fong

718.921.3100 x161

kimberlyfong.cb@gmail.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Reliable Real Estate. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC, Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**

7428 5th Avenue, Brooklyn, New York 11209
718.921.3100



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



CBCWORLDWIDE.COM

Joseph T. Hamdan	718.921.3100	jhamdan@cbreliable.com
Olga Pidhirnyak	718.921.3100 x110	olga.pidhirnyak@coldwellbanker.com
Kimberly Fong	718.921.3100 x161	kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

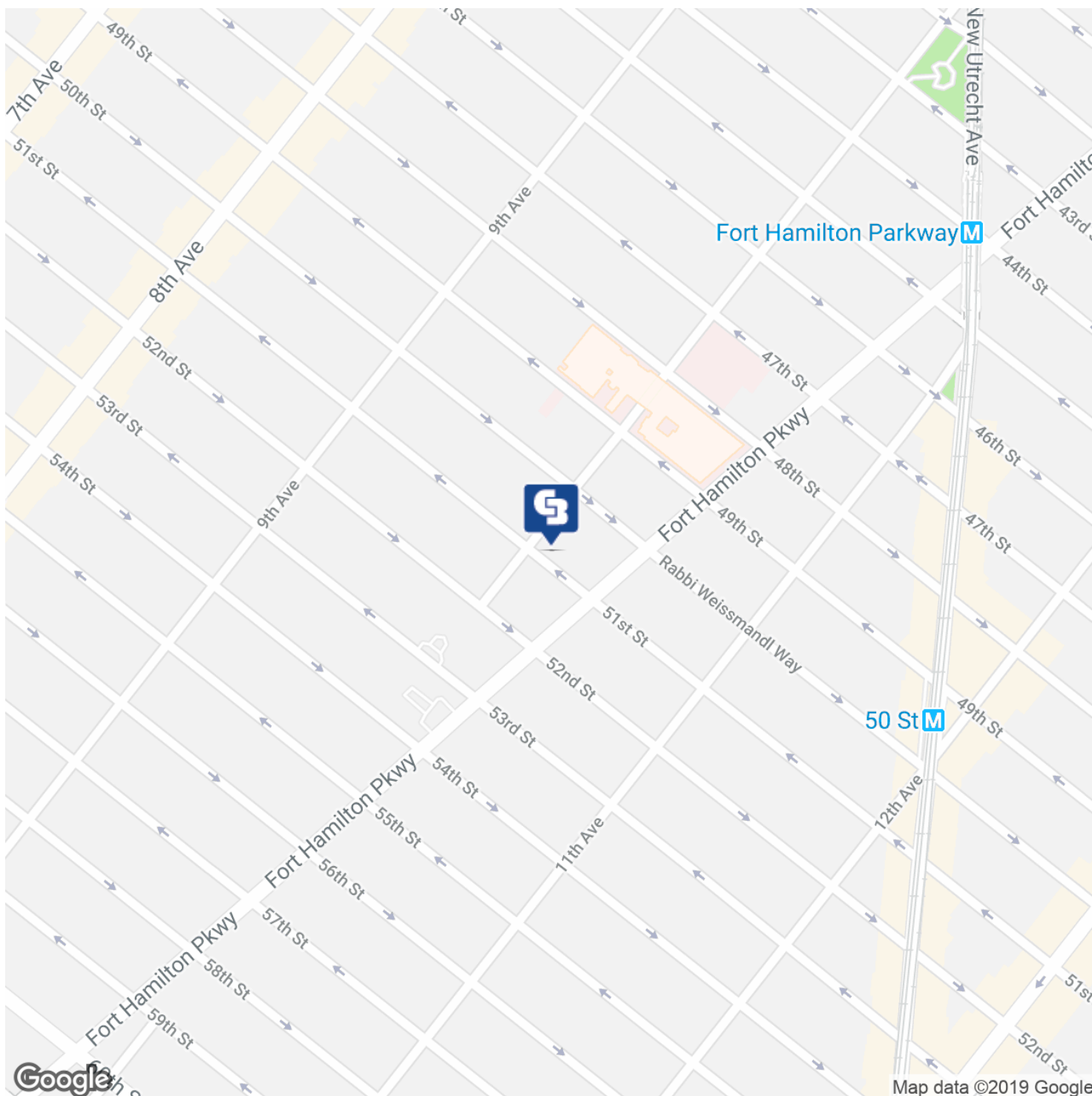
RELIABLE REAL ESTATE



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



CBCWORLDWIDE.COM

Joseph T. Hamdan	718.921.3100	jhamdan@cbreliable.com
Olga Pidhirnyak	718.921.3100 x110	olga.pidhirnyak@coldwellbanker.com
Kimberly Fong	718.921.3100 x161	kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

FINANCIAL ANALYSIS

SECTION 3

FOR SALE

CBCWORLDWIDE.COM

OFFICE

Joseph T. Hamdan

718.921.3100

jhamdan@cbreliable.com

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Kimberly Fong

718.921.3100 x161

kimberlyfong.cb@gmail.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Reliable Real Estate. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**

7428 5th Avenue, Brooklyn, New York 11209
718.921.3100



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE

INVESTMENT OVERVIEW

Price	\$899,000
Price per SF	\$512.25
CAP Rate	6.4%
Cash-on-Cash Return (yr 1)	6.36 %
Total Return (yr 1)	\$57,208
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$66,000
Other Income	-
Total Scheduled Income	\$66,000
Vacancy Cost	\$0
Gross Income	\$66,000
Operating Expenses	\$8,792
Net Operating Income	\$57,208
Pre-Tax Cash Flow	\$57,208

FINANCING DATA

Down Payment	\$899,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



COLDWELL

BANKER

COMMERCIAL

RELIABLE REAL ESTATE



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE

INCOME SUMMARY

Gross Income	\$66,000
--------------	----------

EXPENSE SUMMARY

Property Tax	\$2,192
Maintenance	\$6,600
Gross Expenses	\$8,792
Net Operating Income	\$57,208

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

DEMOGRAPHICS

SECTION 4

FOR SALE

CBCWORLDWIDE.COM

OFFICE

Joseph T. Hamdan

718.921.3100

jhamdan@cbreliable.com

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Kimberly Fong

718.921.3100 x161

kimberlyfong.cb@gmail.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Reliable Real Estate. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**

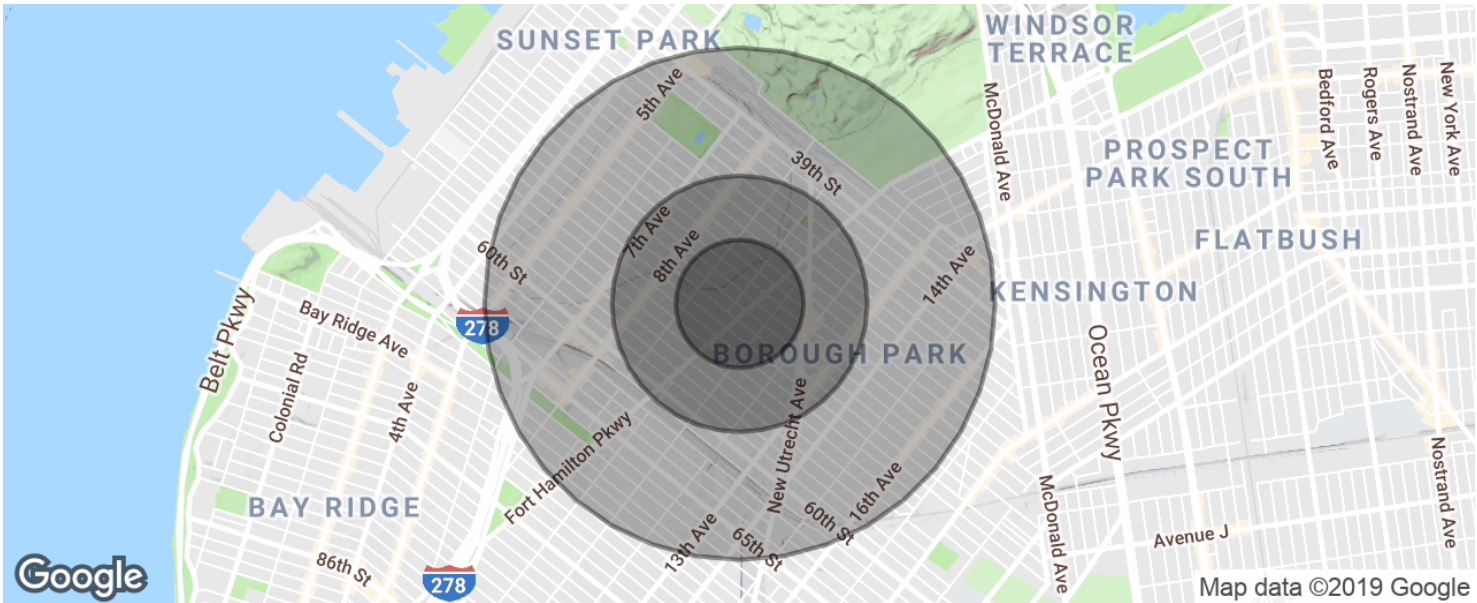
7428 5th Avenue, Brooklyn, New York 11209
718.921.3100



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	13,467	56,901	195,345
Median age	29.4	30.3	30.5
Median age (Male)	28.8	29.7	29.6
Median age (Female)	29.7	30.6	31.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,754	16,504	57,651
# of persons per HH	3.6	3.4	3.4
Average HH income	\$49,148	\$47,616	\$50,208
Average house value	\$707,990	\$679,401	\$647,505
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	10.1%	14.9%	23.5%
RACE	0.25 MILES	0.5 MILES	1 MILE
% White	63.3%	52.6%	51.8%
% Black	1.8%	1.1%	1.8%
% Asian	29.9%	38.5%	34.3%

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com

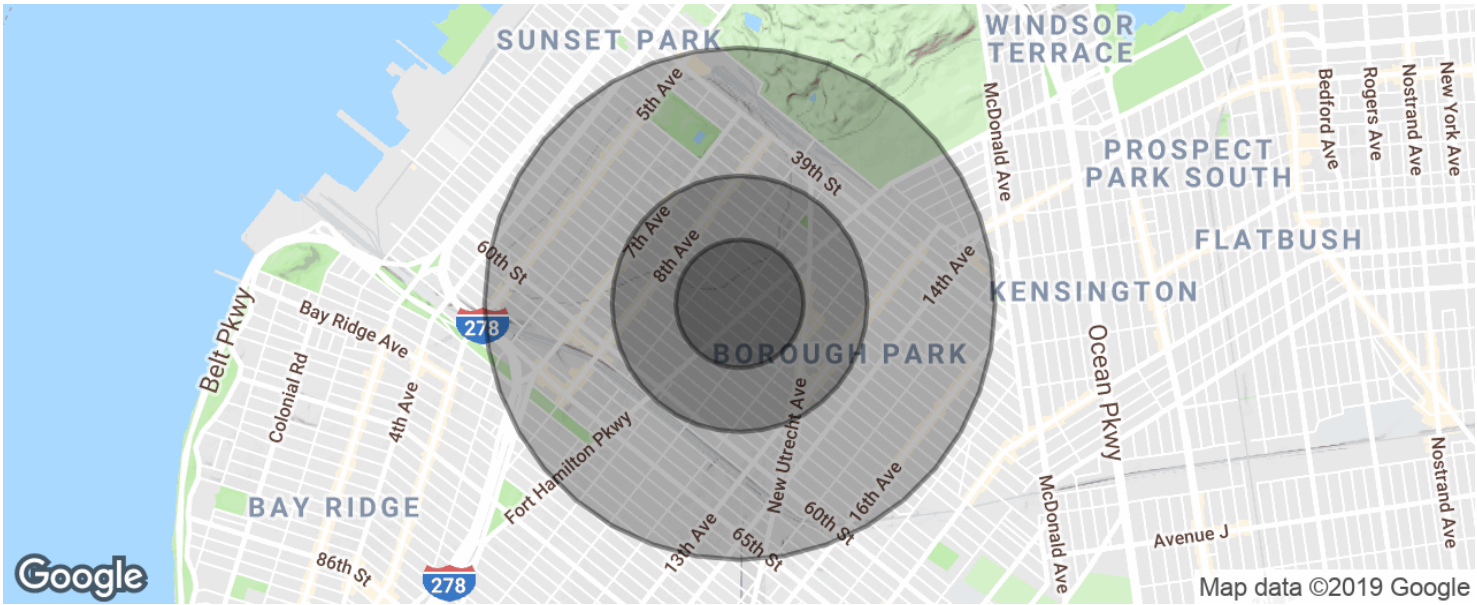
 **COLDWELL
BANKER
COMMERCIAL**
RELIABLE REAL ESTATE



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

SALE



% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.1%	0.6%
% Other	4.4%	7.0%	10.3%

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE



BOROUGH PARK PROFESSIONAL CONDO - FOR SALE - \$899,000

5024 10th Avenue, Brooklyn, NY 11219

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.

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.

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.

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE