

# 5016 AVENUE D, BROOKLYN, NY 11203

Mixed Use Building in East Flatbush | FOR SALE

**Ariela**  
PROPERTY ADVISORS



## 1 STORE + 2 APARTMENTS

Units

## 2,640

Gross SF

## \$37,923

Net Income

### PROPERTY INFORMATION

Block / Lot	4781 / 7
Stories	2
Residential Units	2
Commercial Units	1
Total Number of Units	3
Zoning	R4 / C1-2
FAR	1.35 / 1.00
Lot Dimensions	20' x 80'
Lot Size SF	1,600 Sq. Ft. (Approx.)
Building Dimensions	20' x 66'
Building Size SF	2,640 Sq. Ft. (Approx.)
Buildable Footage	2,160 Sq. Ft. (Approx.)
Air Rights	None
Assesment (18/19)	\$24,104
Real Estate Taxes (18/19)	\$4,914

### PROPERTY DESCRIPTION

Ariel Property Advisors has been retained on an exclusive basis to arrange the sale of 5016 Avenue D, a 2-story mixed use building. The property is 2,640 square feet and contains 2 apartments and a store. Both residential units are occupied by free market tenants on a month-to-month basis, presenting an opportunity to substantially increase the present cash flow. The units are two and three-bedroom apartments and are fully renovated. The ground floor retail is on a 10-year lease with 3% annual escalations. All tenants are separately metered for utilities. This property serves as a great piece for an investor entering the New York City commercial real estate industry.

The property is in front of the Avenue D and Utica Ave (B8) bus stop and is short distance from Elsa Ebeling School PS 208. It is situated between East 51st Street and Utica Ave, which is a major corridor that runs north to south Brooklyn.

## ASKING PRICE: \$725,000

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

**Stephen Vorvolakos x25**  
svorvolakos@arielpa.com

**Jiani Zhou x72**  
jzhou@arielpa.com

## 212.544.9500

[arielpa.nyc](http://arielpa.nyc)

For Financing Info

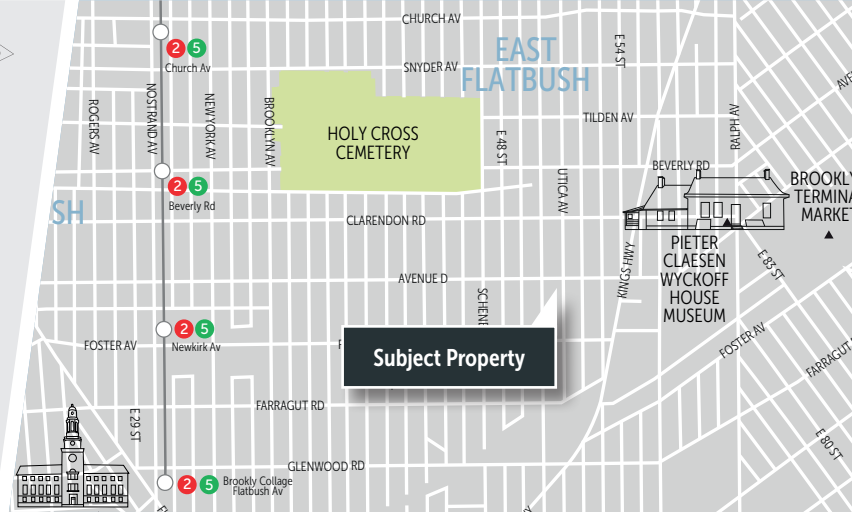
**Paul McCormick x45**  
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# 5016 AVENUE D, BROOKLYN, NY 11203

Mixed Use Building in East Flatbush | **FOR SALE**



South side of Avenue D between Utica Avenue and East 51<sup>st</sup> Street



**4781** Block | **7** Lot | **20' X 80'** Lot Dimensions | **1,600** Lot Area SF

## CURRENT ROLL

Scheduled Gross Income:	\$55,200	
Less Vacancy Rate Reserve (5.00%):	(\$2,760)	
Gross Operating Income:	\$52,440	
Less Expenses:	(\$14,517)	26% of SGI
Net Operating Income:	\$37,923	5.23% Cap Rate

## RENT ROLL

UNIT	# OF BR	UNIT STATUS	ACTUAL / PROJECTED	MONTHLY RENT	LEASE EXPIRATION
Store*	-	Commercial	Actual	\$1,800	9/30/2026
2R	2 BR	FM	Actual	\$1,200	9/30/2018
2F	3 BR	FM	Actual	\$1,600	6/30/2018
TOTAL MONTHLY INCOME				\$4,600	
TOTAL ANNUAL INCOME				\$55,200	
TOTAL # OF UNITS				3	

\*Store is on a 10 Year lease and has 3% annual escalation.

## EXPENSES (ESTIMATED)

Real Estate Taxes (18/19)	\$4,914
Water & Sewer	Tenants Pay
Insurance	\$1,650
Fuel	Tenants Pay
Electric	\$396
Cleaning & Maintenance	\$3,000
Repairs	\$900
Payroll	\$1,560
Legal/Miscellaneous	\$524
Management	\$1,573
<b>GROSS OPERATING EXPENSES</b>	<b>\$14,517</b>

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