

# Alpha Realty

Investment Sales

**854 & 936 4th Ave  
Brooklyn, NY 11232**

**GREENWOOD HEIGHTS**

**Mixed-Use Package  
4 Apartments & 2 Commercial  
Tax Class Protected**

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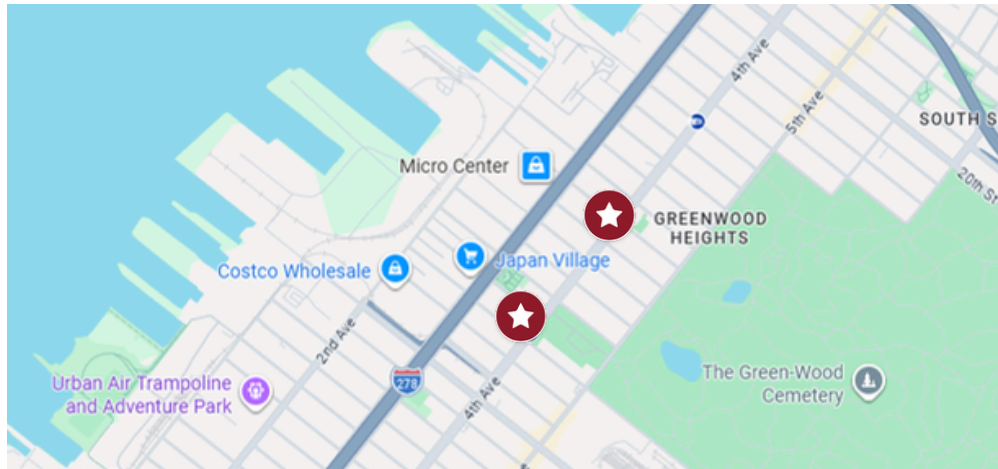


# PROPERTY OVERVIEW

854 & 936 4th Ave, Brooklyn, NY 11232

Two Mixed-Use Buildings | 4 Apartments & 2 Commercial | 6,500 SF

|                            |                   |                   |
|----------------------------|-------------------|-------------------|
| <b>Address</b>             | 854 4th Avenue    | 936 4th Ave       |
| <b>Neighborhood</b>        | Greenwood Heights | Greenwood Heights |
| <b>Block/Lot</b>           | 00672-0041        | 00692-0037        |
| <b>Lot Size</b>            | 20' X 90'         | 20' X 82'         |
| <b>Building Size</b>       | 20' X 55'         | 20' X 82'         |
| <b>Building SF</b>         | 3,300 SF          | 3,200 SF          |
| <b>Building Type</b>       | 3-story/Walk-up   | 3-story/Walk-up   |
| <b>Total Apartments</b>    | 2                 | 2                 |
| <b>Layouts</b>             | 1/4, 1/5          | 2/5               |
| <b>Total Rooms</b>         | 9                 | 10                |
| <b>Total Commercial</b>    | 1                 | 1                 |
| <b>Zoning</b>              | M1-2D             | M1-2D             |
| <b>FAR (built/allowed)</b> | 1.83/1.5          | 1.95/1.5          |
| <b>Taxes (26/27)</b>       | \$7,180           | \$4,969           |
| <b>HPD Violations</b>      | 7/B               | 10/B, 3/C         |
| <b>Year Constructed</b>    | 1935              | 1931              |



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# FINANCIALS

854 & 936 4th Ave, Brooklyn, NY 11232

Two Multifamily Buildings | 4 Apartments & 2 Commercial | 6,500 SF

## INCOME

|                       |           |
|-----------------------|-----------|
| APARTMENTS (4 units)  | \$170,687 |
| COMMERCIAL (2 spaces) | \$190,666 |
| RET REIMBURSEMENT     | \$1,975   |
| VACANCY/CREDIT LOSS   | -\$18,068 |

**EFFECTIVE GROSS INCOME** **\$345,260**

## ESTIMATED EXPENSES

|  |             |
|--|-------------|
| TAXES (26/27)                            | \$12,149    |
| WATER & SEWER                            | \$4,000     |
| PAYROLL                                  | \$9,600     |
| HEATING                                  | TENANTS PAY |
| MANAGEMENT FEE (4%)                      | \$14,454    |
| ELECTRIC                                 | \$1,495     |
| INSURANCE                                | \$3,800     |
| REPAIRS, MAINTENANCE & MISC (\$500/unit) | \$2,000     |

**TOTAL EXPENSES** **\$47,498**

**NET OPERATING INCOME** **\$297,762**

## Financing Options Available

Our dedicated debt advisory team works directly with leading lenders to structure competitive financing for qualified buyers. Please contact us to discuss loan options tailored to this acquisition.

## INVESTMENT HIGHLIGHTS

- **100% Free-Market Units:** No rent-stabilization headaches. This provides total flexibility to adjust rents to market rates, renovate for higher yields, or pivot your leasing strategy as the neighborhood continues to appreciate
- **Protected Tax Class 1:** A significant rarity for multi-unit packages. This classification provides a "valuation ceiling," strictly limiting how much the city can increase your property taxes annually—ensuring long-term predictable cash flow and expense control
- **Residential/Retail Tenant-Paid Utilities:** Favorable utility structure with residential tenants responsible for heating and retail tenants sub-metered for water and sewer, materially reducing operating expenses, insulating ownership from energy price volatility, and enhancing net operating income predictability
- **Turn-key Condition:** Both buildings have been meticulously maintained, suggesting minimal immediate CAPEX requirements and a smooth transition for the new owner
- **Greenwood Heights Connectivity:** Situated in one of Brooklyn's most resilient sub-markets. The properties benefit from a "quiet neighborhood" feel while being steps away from the high-end dining, retail corridors, and major transportation hubs (R, F, and G lines) that define the area

**\$4,500,000**

ASKING PRICE

**\$692**

\$/SF

**13.0X**

GRM

**6.7%**

CAP

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