



*Brooklyn Real Property, Inc.*

Also known as: ***BRP Associates, Inc.***

**Package Deal Asking: \$ 8,500,000.00 IF  
CONTRACT SIGNED & CLOSED  
ON OR BEFORE JANUARY 6 2021**

**4201 Avenue D to 4225 Avenue D  
Brooklyn New York 11203**

**4201- 4211 Avenue D also alternate address 545 East 42 Street**

**Block# 4959 Lot# 45 East Flatbush**

**Between: East 42 Street & East 43 Street**

**Building class K7 Banking facility with or without parking Built 1933**

**Zoning: R4 Corner C1-2 Parking: None**

**Building Size: 90 x 100 Structure: Brick/Masonry**

**Building Sq ft: 9000 Year built: 1931**

**Stories: 1 1 Story Commercial**

**Lot sq ft: 9,500 Lot size: 100 ft x 90 ft**

**Residential FAR: 0.9 Facility FAR: 2 FAR as built: 0.95**

**Allowed usable floor area: 8,,550 Usable Floor area as built: 9,025**

**R.E Taxes: \$83,901 year current School District#18**

**Community district # 17**

**Residential sq ft: 0**

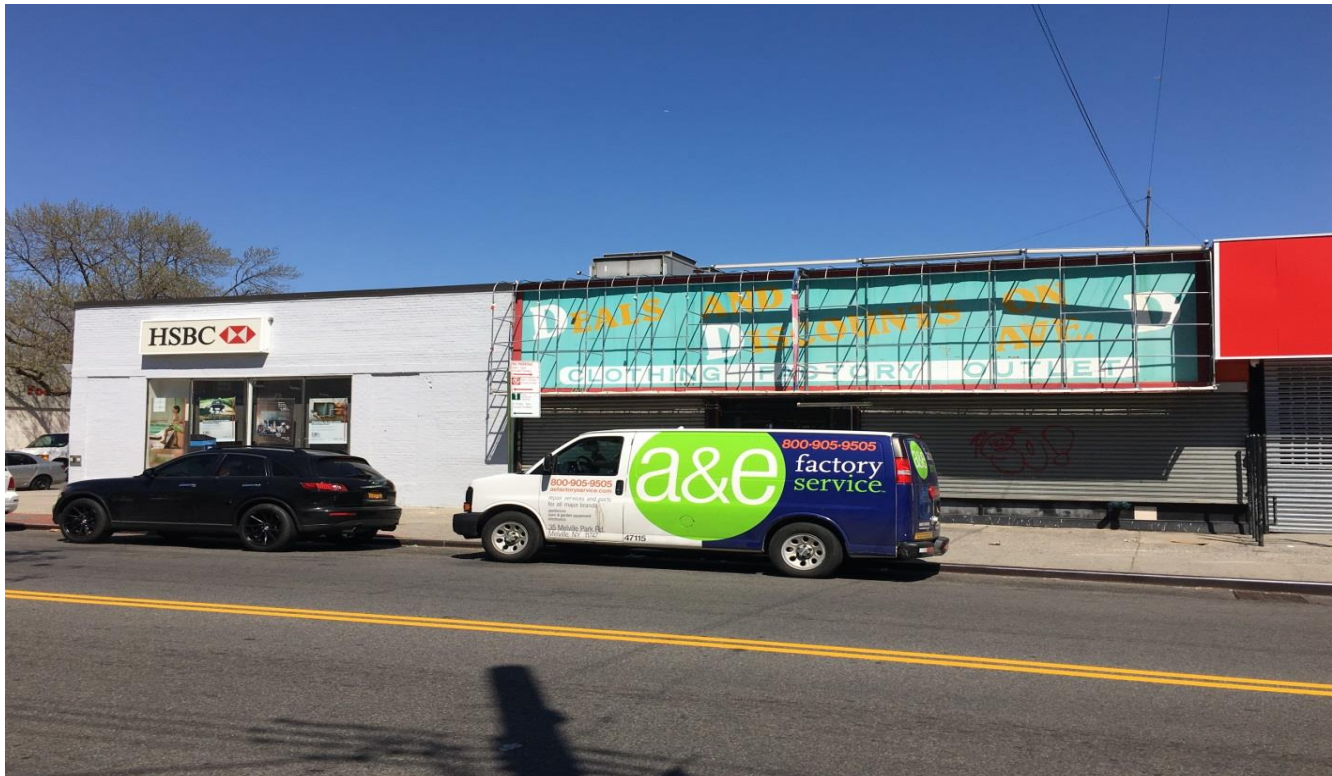
**Office Sq ft 3,600**

**Commercial units: 3**

**Retail sq ft.: 5,400**

**Roof height: 13**

**Ground Elevation: 32**



## 4213 - 4225 Avenue D Brooklyn New York 11203

**Alternate address 556 East 43 Street**

**Block# 4959 Lot# 41**

**Between:** East 42 Street & East 43 Street

**Zoning:** R4, C1-2,

**Building Size:** 100 ft x 95

**Building Sq ft:** 9,500

**Stories:** 1 K1

**Lot sq ft:** 9,500

**Residential FAR:** 0.9

**Allowed usable floor area:** 8,550

**R.E Taxes:** \$ 41,844 year

**Corner lot** NW

**Building on lot** 1

**Commercial units:** 1

**Parking:** None

**Structure:** Brick/Masonry

**Year built:** 1931 Alt 1986

**One Story Retail Building**

**Lot size:** 100 x 95 ft

**Facility FAR:** 2 **FAR as built:** 1.00

**Usable Floor area as built:** 9,500

**School district** 18

Retail sq ft.: 9,500  
Roof height: 11  
Ground elevation 32  
Community 17



## East Flatbush Avenue D investment opportunity Own ENTIRE Block

**4201-4225 Avenue D**

Combine total Package

<b>Price</b>	<b>\$16,000,000</b>	Cap Rate	3%
Building Size	18,000 sq ft	Occupancy	95%
Price/SF		No. Stories	1
Property Type	Retail	Tenancy	Multiple
Property Sub-type	Street Retail	Year Built	1931 Alt 1986
Property Use Type	Investment	Lot Size	200 x 95
Tenant pays R.E taxes		Zoning	R4 ,C1-2 K
		Description	

**3 Commercial Retail Space**

**Prior**

<b>Actual: Addresses</b>	<b>2017 current</b>	<b>sq ft</b>	<b>Rent/Month</b>
<b>4201 Avenue D</b>	<b>HSBC</b>	<b>12,000 sq ft</b>	<b>\$ 12,000.00 month</b>
<b>4205 Avenue D</b>	<b>Vacant</b>	<b>3,600 sq ft</b>	<b>\$ 7,000.00 month</b>
<b>4225 Avenue D</b>	<b>Supermarket</b>	<b>18,000 sq ft</b>	<b>\$ 18,000.00 month</b>
<b>\$ 37,000.00 a month income = \$ 444,000.00 a year income</b>			<b>ALL NNN Leases</b>
<b>Actual: Addresses</b>	<b>Lease Term</b>	<b>sq ft \$</b>	

4201 Avenue D	2 years/20yr	50 sq ft
4205 Avenue D	10 years	
4225 Avenue D	3 years option	

## As of December 18 2020

### 3 Commercial Retail Space

Actual: Addresses	2020 current	sq ft	Rent/Month
4201 Avenue D	HSBC	12,000 sq ft	Vacant
4205 Avenue D	Church	3,600 sq ft	\$ 7,500.00 month
4225 Avenue D	Supermarket	18,000 sq ft	\$ 15,000.00 month
\$ 22,500.00 a month income = \$ 270,000.00 a year income			ALL FLAT Leases

Actual: Addresses	Lease Term	sq ft \$
4201 Avenue D	Vacant	
4205 Avenue D	2 Years ends 2022 with demolition 60 days clause	
4225 Avenue D	2 Years ends 2022 with demolition 60 days clause	

PROPERTY EXPENSES : REAL ESTATE TAXES \$150,000 YEAR

INSURANCE \$ 19,000 YEAR

Corner Store (Bank) is vacant: 40 X 90 = 3600 SF

Church 38 X 90=3,450 SF

C-Town 122 x 95=11,590+Fire exit behind church as shown on handwritten survey 160sf

TOTAL SF =18,880 SF

Prime East Flatbush Avenue D high traffic commercial strip - ENTIRE block 100 x 95 lot size building size 100 x 95 each (Package deal- Separate deed) Three units on two separate tax lots. 19,000 SF total with approximately 9,000 SF additional buildable Brick -both corner commercial building currently Prior HSBC Bank tenant Vacant & Pioneer Supermarket- and Church (both leases ends 2022) all with 60 days demolition clause both R4 zoning C1-2 ! Feasibility studies can be built (see below)- excellent opportunity to own well established (over 30 years) supermarket turn key & builldable space with guarantee national tenant anchor tenant in place! Possible \$ 444,000.00 yearly RENTAL income Triple FLAT Net lease with great upside potential, Near Kings county new Chemo therapy cancer treatment center & much more! Near train buses, shopping, restaurant....Contact Jean-Paul @ 347-581-9506 for more info & Rent roll income & expenses details



ROI, income & expenses details

## Feasibility studies attached

PROPOSED VERTICAL ENLARGEMENT TO EXISTING (1) story COMMERCIAL BUILDING.

QUALITY HOUSING: Proposed 42 Unit apts. Building and accessory

22 car garage with Existing (2) stores on 1st floor UNCHANGED

Zoning Use Group 6 - stores - permitted in C4-2

Zoning Use Group 2 - multiple family residences also

### Actual Income(buyer)

Gross Income	270000
Operating expense:	
Insurance	19000
Property Management	
Maintenance	
Taxes	150000
Gross Expense	169000
Net Income:	101000
Purchase Price:	8500000
Cap Rate:	1%

### Projected Income(Investor)

Gross Income	414000
Operating expense:	
Insurance	19000
Property Management	
Maintenance	
Taxes	150000
Gross Expense	169000
Net Income:	245000
Purchase Price:	8500000
Cap Rate:	3%

EXPENSES	
Real Estate Taxes	\$150,000
Insurance	\$19,000
Water/Sewer	
Fuel	
Repairs/Maitenance	
Management Fees	\$0
Total Annual Expenses	\$169,000

*Estimate*

*Estimate*

INVESTMENT INFORMATION	
Gross Monthly Income	\$34,500
Gross Annual Income	\$414,000
Less Total Expenses	\$27,286
Net Operating Income	\$386,714

EXPENSES	
Real Estate Taxes	\$150,000
Insurance	\$19,000
Water/Sewer	
Fuel	
Repairs/Maitenance	
Management Fees	\$0
Total Annual Expenses	\$169,000

*Estimate*

*Estimate*

INVESTMENT INFORMATION	
Gross Monthly Income	\$37,000
Gross Annual Income	\$444,000
Less Total Expenses	\$12,979
Net Operating Income	\$431,021













**For more information:**

**Contact : Jean-Paul Ho Cell 347-581-9506**

Licensed Real Estate Broker



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**"Bensonhurst Office"**  
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All information deemed reliable but not guaranteed. Listing subject to errors, omissions, changes in price, prior sale, rent & withdrawal without notice.





















