

**REAL<sup>NY</sup>**  
COMMERCIAL

MIXED USE BUILDING  
**FOR SALE!**

CAP RATE:  
**7.2%**

PROJECTED CAP RATE : 8.1%



**9530 AVENUE L**

CANARSIE, BROOKLYN

**CORNER BUILDING FOR SALE**



## PROPERTY INFORMATION

Block/Lot:	08260-0046
Building Dimensions:	16 ft × 100 ft
Maximum Buildable Area:	3,550 SF
Current Built Area:	3,195 SF
Lot Size:	1,775 SF
Lot Dimensions:	17.75 ft × 100 ft
Year Built:	1931

## COMMERCIAL UNITS

GROUND FLOOR + BASEMENT | Universal church  
(2 years on lease left with plans to renew)

Hair Salon- Not on C/O but has been a tenant  
for 15+ years

## RESIDENTIAL UNITS

3 BEDROOM (CITY EXPOSURE): Lease in place  
2 BEDROOM (CITY EXPOSURE): Lease in place

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# INCOME BREAKDOWN

## RESIDENTIAL UNITS

3 Bedroom (City exposure)	\$3,606/month
2 Bedroom (City exposure)	\$1,600/month

**ANNUAL RESIDENTIAL INCOME \$62,472**

## PROJECTED RESIDENTIAL INCOME

2 Bedroom   \$3,058/ month
3 Bedroom   \$3,811 / month

**PROJECTED RESIDENTIAL INCOME \$82,428**

**NEW PROJECTED CAP RATE 8.1%**

## COMMERCIAL INCOME

CHURCH INCOME	\$4,826/month
HAIR SALON	\$800/month not on c/o

**ANNUAL RESIDENTIAL INCOME \$67,512**

## ANNUAL OPERATING EXPENSES

Property Taxes	\$7,500
Water	\$3,000
Insurance	\$5,500

Heating for the whole building is paid by church

TOTAL GROSS

**\$129,984**

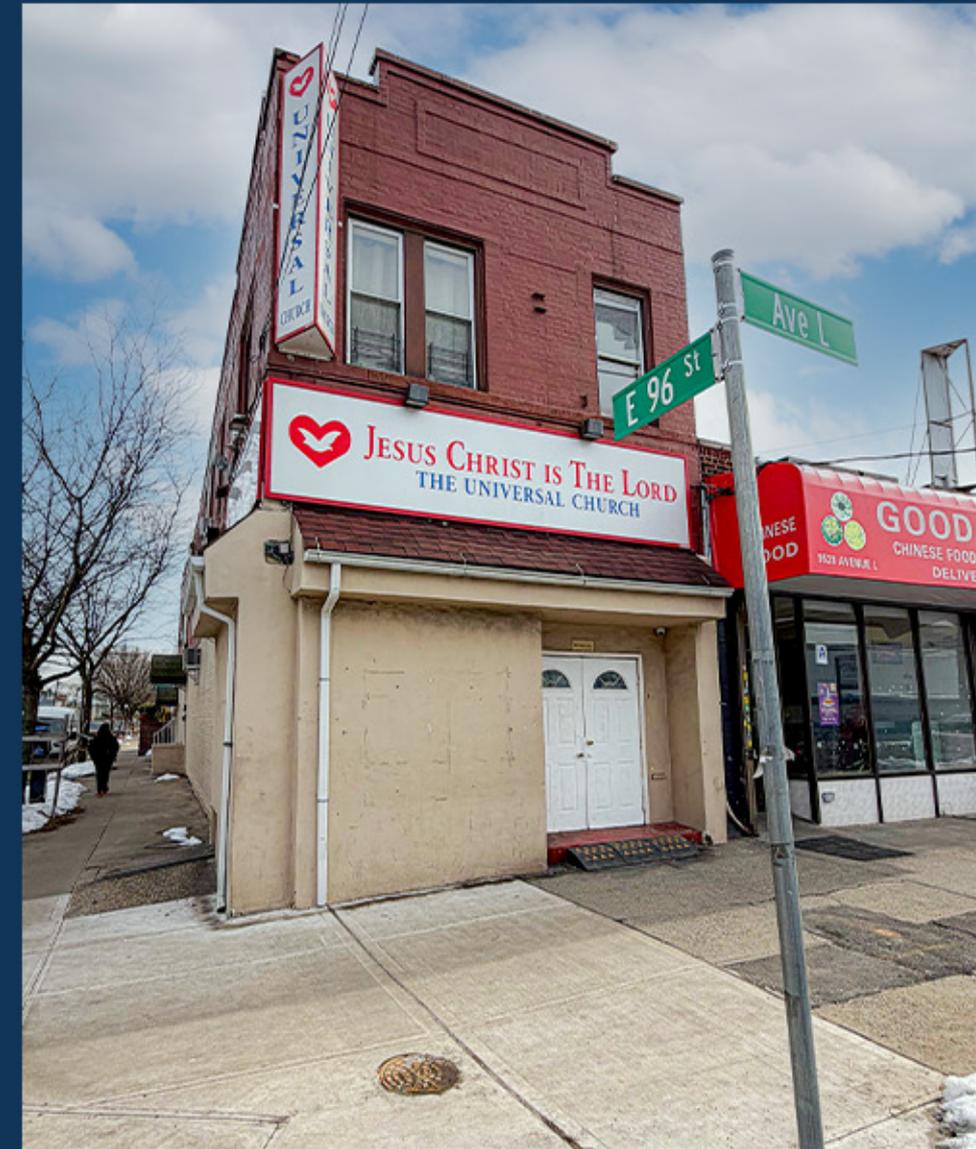
TOTAL EXPENSES

**\$16,000**

NET OPERATING INCOME (NOI)

**\$113,984 annually**

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