

**2539 Church Avenue, Brooklyn NY 11226**  
**4-Story Building / 8 Apartments / 6,020 SF**



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**Cosmo Group Realty**  
**Investment Sale**



**2539 Church Avenue, Brooklyn NY 11226**  
**Investment Overview & Financial Summary**

**Property Overview**

2539 Church Avenue presents a rare opportunity to acquire an 8-unit multifamily property in the heart of Brooklyn with significant upside potential through unit repositioning and rental growth.

Recently repositioned to an asking price of \$1,550,000, the property offers investors the ability to capitalize on immediate value-add opportunities with multiple units being delivered vacant.

The property benefits from strong long-term fundamentals in a high-demand rental market with close proximity to transportation, shopping, dining, and neighborhood amenities.

**Investment Highlights**

- \*8-Unit Multifamily Building
- \*Prime Brooklyn Location
- \*Delivered with 3 Vacant Units
- \*Significant Rental Upside Potential
- \*Value-Add Investment Opportunity
- \*Strong Long-Term Appreciation Potential
- \*Ideal for Investors & 1031 Exchange Buyers
- \*Recently Repositioned to \$1.55M

**Asking Price**  
**\$1,550,000**



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## **Current Rent Roll**

<b>1F</b>	<b>\$867.34</b>	<b>\$10,408.08</b>	<b>STUDIO</b>	<b>RS</b>	
<b>1R</b>	<b>\$1,473.00</b>	<b>\$17,676.00</b>	<b>2BD/1BA</b>	<b>RS</b>	
<b>2F</b>	<b>Owner Occupied</b>		<b>2BD/1BA</b>	<b>FM</b>	<b>Deliver Vacant (\$2700)</b>
<b>2R</b>	<b>\$1,751.00</b>	<b>\$21,012.00</b>	<b>2BD/1BA</b>	<b>FM</b>	<b>Deliver Vacant (\$2700)</b>
<b>3F</b>	<b>\$1,053.00</b>	<b>\$12,636.00</b>	<b>2BD/1BA</b>	<b>RS</b>	
<b>3R</b>	<b>\$701.00</b>	<b>\$8,412.00</b>	<b>2BD/1BA</b>	<b>RS</b>	
<b>4F</b>	<b>Owner Occupied</b>		<b>2BD/1BA</b>	<b>FM</b>	<b>Deliver Vacant (\$2700)</b>
<b>4R</b>	<b>\$1,700.00</b>	<b>\$20,400.00</b>	<b>2BD/1BA</b>	<b>RS</b>	

**Asking Price**  
**\$1,550,000**

## **Current Financial Overview**

### **Description Amount**

- Current Annual Gross Income \$90,544.08
- Total Estimated Expenses \$48,900.00
- Net Operating Income (NOI) \$41,644.08
- Current GRM 17.12

### **Expense Breakdown**

#### **Expense Annual Amount**

- Taxes \$21,204.00
- Insurance \$6,611.00
- Gas \$8,347.00
- Electric \$2,238.00
- Water \$8,000.00
- Repairs / Maintenance \$2,500.00
- Total Expenses \$48,900.00

## **Pro Forma Financial Overview**

The pro forma analysis reflects the projected income potential after repositioning the vacant units to approximately market rent levels of \$2,700/month.

### **Description Amount**

- Current Annual Income \$90,544.08
- Additional Market Rent Potential \$97,200.00
- Less Existing 2R Income (\$21,012.00)
- Corrected Pro Forma Gross Income \$166,732.08
- Pro Forma GRM 9.30