

5001 4th Avenue

Brooklyn, NY 11220



Asking Price: \$4,050,000

Corner Exposure View



Exclusively Listed by Eva Chen



Commercial & Mixed-Use Investment Specialist

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718-865-7892

Detailed Rent Roll

Unit	Type	Use	Monthly Rent
2L	Residential	2BR / 1BA	\$2,250
2R	Residential	2BR / 1BA	\$2,650
3L	Residential	2BR / 1BA	\$2,260
3R	Residential	3BR / 1BA	\$1,276
4L	Residential	3BR / 1BA	\$2,271
4R	Residential	3BR / 1BA	\$2,500
Store 1	Retail	Restaurant	\$5,071
Store 2	Retail	Tax Office	\$1,920
Store 3	Retail	Barber	\$2,550
Store 4	Retail	Vacant	\$0

Total Monthly Income: \$23,641
Total Annual Income: \$283,692

Financial Summary

Category	Amount
Total Annual Gross Income	\$283,692
Annual Operating Expenses	\$57,389
Net Operating Income (NOI)	\$226,303
Cap Rate at \$4,050,000	5.59%