



EXCLUSIVE OFFERING MEMORANDUM

8500 4TH AVENUE

8500 4TH AVENUE, BROOKLYN, NY 11209

Marcus & Millichap
THE BRENNAN TEAM

260 MADISON AVENUE, 5TH FLOOR, NEW YORK, NY 10016

.....
8500 4TH AVENUE

**EXCLUSIVELY
LISTED BY**

JOHN BRENNAN

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RENT ROLL

8500 4TH AVENUE

Unit	Status	Bedrooms/Bathrooms	Approx. SF	Current	Current / SF	Lease Expiration
1A	RS	1/1.00	700	\$1,476.70	\$25.31	11/30/2026
1B	RS	1/1.00	700	\$1,330.92	\$22.82	9/30/2025
1C	RS	1/1.00	700	\$0.00	\$0.00	10/31/2026
1D	RS	2/1.00	850	\$1,257.26	\$17.75	9/30/2025
2A	RS	1/1.00	700	\$2,010.82	\$34.47	11/30/2025
2B	RS	1/1.00	700	\$1,688.69	\$28.95	8/31/2026
2C	RS	1/1.00	700	\$1,619.26	\$27.76	8/31/2026
2D	RS	2/1.00	850	\$2,257.15	\$31.87	12/31/2025
2E	RS	2/1.00	850	\$2,172.68	\$30.67	10/31/2025
2F	RS	2/1.00	1050	\$2,435.77	\$27.84	6/30/2027
2G	RS	1/1.00	700	\$1,639.10	\$28.10	10/31/2025
2H	RS	2/1.00	850	\$1,623.08	\$22.91	10/31/2025
2J	RS	2/1.00	890	\$1,579.32	\$21.29	1/31/2026
2K	RS	1/1.00	750	\$1,420.20	\$22.72	6/30/2026
2L	RS	2/1.00	850	\$2,044.21	\$28.86	NA
2M	RS	1/1.00	610	\$2,081.55	\$40.95	5/31/2027
3A	RS	1/1.00	700	\$2,080.20	\$35.66	6/30/2026
3B	RS	1/1.00	700	\$2,085.13	\$35.75	3/31/2026
3C	RS	1/1.00	700	\$1,739.22	\$29.82	8/31/2025
3D	RS	2/1.00	850	\$2,173.77	\$30.69	11/30/2025
3E	RS	2/1.00	850	\$2,414.62	\$34.09	12/31/2025
3F	RS	2/1.00	1050	\$2,174.02	\$24.85	8/31/2025
3G	RS	2/1.00	1050	\$1,794.32	\$20.51	9/30/2025
3H	RS	2/1.00	850	\$1,587.11	\$22.41	11/30/2025
3J	RS	2/1.00	890	\$1,227.70	\$16.55	5/31/2026
3K	RS	1/1.00	750	\$1,362.27	\$21.80	2/28/2027
3L	RS	2/1.00	850	\$1,703.30	\$24.05	10/31/2025
4A	RS	1/1.00	700	\$1,582.98	\$27.14	6/30/2026
4B	RS	1/1.00	700	\$1,871.78	\$32.09	9/30/2025

RENT ROLL

8500 4TH AVENUE

Unit	Status	Bedrooms/Bathrooms	Approx. SF	Current	Current / SF	Lease Expiration
4C	RS	1/1.00	700	\$1,304.90	\$22.37	3/31/2026
4D	RS	2/1.00	850	\$1,458.89	\$20.60	6/30/2027
4E	RS	2/1.00	850	\$1,545.77	\$21.82	2/28/2027
4F	RS	3/1.00	1050	\$2,000.00	\$22.86	NA
4G	RS	2/1.00	1050	\$2,234.53	\$25.54	8/31/2025
4H	RS	2/1.00	850	\$1,956.40	\$27.62	4/30/2026
4J	RS	2/1.00	890	\$2,884.00	\$38.89	NA
4K	RS	1/1.00	750	\$1,793.36	\$28.69	12/31/2025
4L	RS	2/1.00	850	\$2,443.12	\$34.49	1/31/2026
5A	RS	1/1.00	700	\$1,604.17	\$27.50	3/31/2025
5B	RS	1/1.00	700	\$1,204.18	\$20.64	6/30/2026
5C	RS	1/1.00	700	\$2,500.00	\$42.86	9/30/2025
5D	RS	2/1.00	850	\$2,285.47	\$32.27	7/31/2026
5E	RS	2/1.00	850	\$2,969.06	\$41.92	4/30/2026
5F	RS	3/1.00	1050	\$2,692.02	\$30.77	5/31/2025
5G	RS	2/1.00	1050	\$2,560.70	\$29.27	3/31/2026
5H	RS	2/1.00	850	\$2,186.58	\$30.87	4/30/2027
5J	RS	2/1.00	890	\$1,454.17	\$19.61	11/30/2025
5K	RS	1/1.00	750	\$1,392.06	\$22.27	5/31/2025
5L	RS	2/1.00	850	\$1,413.05	\$19.95	6/30/2026
Baycare Medical PC			2800	\$9,500.00	\$40.71	NA
MLR Audiology PC			950	\$5,274.70	\$66.63	12/31/2030
H&R Block Field Real Estate			1425	\$8,125.00	\$68.42	4/30/2027
Burmese Harp, Inc			900	\$5,124.66	\$68.33	5/31/2033
Brooklyn Gallery			1500	\$1,644.87	\$13.16	6/30/2010
S & Z Bay Ridge Farmers Market, Inc			950	\$5,907.34	\$74.62	5/31/2032
Denco Enterprises LLC			950	\$4,152.36	\$52.45	5/31/2027
ALM Security Training Academy			950	\$4,410.00	\$55.71	2/29/2024

Monthly **\$134,454**
 Annually **\$1,613,454**

OPERATING EXPENSES

8500 4TH AVENUE

		Actual
Gross Scheduled Rent		\$1,613,453.88
Less: Vacancy	3.00%	(\$48,403.62)
Commercial Tenant Reimbursements		\$29,214.00
Effective Gross Income		\$1,594,264.26
Taxes		(\$464,251.00)
Gas Fuel		(\$45,000.00)
Elevator Maintenance		(\$8,967.00)
Water & Sewer		(\$60,000.00)
Insurance		(\$67,000.00)
Common Electric		(\$18,200.00)
Repairs		(\$28,500.00)
Exterminator		(\$2,500.00)
Superintendant		(\$16,900.00)
Service Contracts and Professional Management	3.00%	(\$47,827.93)
Less: Total Expenses	48.17%	(\$767,979.93)
Net Operating Income		\$826,284.34

Taxes	Dept. of Finance Tax Bill
Gas Fuel	Actual 2024 Expense
Water & Sewer	Actual 2024 Expense
Insurance	Actual Expense
Communications	Actual 2024 Expense
Common Electric	Actual 2024 Expense
Repairs	Actual 2024 Expense
Legal Fees	Actual 2024 Expense
Exterminator/Rubbish	Actual 2024 Expense
Payroll	Actual 2024 Expense
Miscellaneous	Actual 2024 Expense
Management	Projection: 3% of EGI



OFFERING SUMMARY

8500 4TH AVENUE



Listing Price
\$13,500,000



Cap Rate
6.12%



No. of Units
49 Residential
8 Commercial

FINANCIALS

Listing Price	\$13,500,000
NOI	\$826,284.34
Cap Rate	6.12%
Price/SF	\$234.78
Price/Unit	\$236,842
GRM	8.37

OPERATIONAL

Gross SF	57,500
Rentable SF	50,595
No. of Residential Units	49
Zoning	R7B, C4-2A, BR
Block/ Lot	06034 / 0041
Building Gross SF	57,500
Lot Dimensions	150 FT x 100.17 FT
Built Dimensions	140 FT X 93 FT
Residential FAR	3
Facility FAR	3
FAR as Built	3.83
Annual Tax Bill	\$464,251
Tax Class	2



INVESTMENT OVERVIEW

8500 4TH AVENUE

INVESTMENT OVERVIEW

The Brennan Team of Marcus & Millichap has been exclusively hired to sell 8500 4th Avenue, a mixed-use apartment building comprised of 49 apartments and eight (8) commercial spaces. This five-story elevator building is located on 4th Avenue between 85th Street & 86th Street in the Bay Ridge neighborhood of Brooklyn, New York.

The subject property was built in 1925 and measures 140 feet wide by 93 feet deep on a lot that extends 100 feet deep. The property is zoned R7B, C4-2A, and the total approximate building size is 57,500 square feet based on public record.

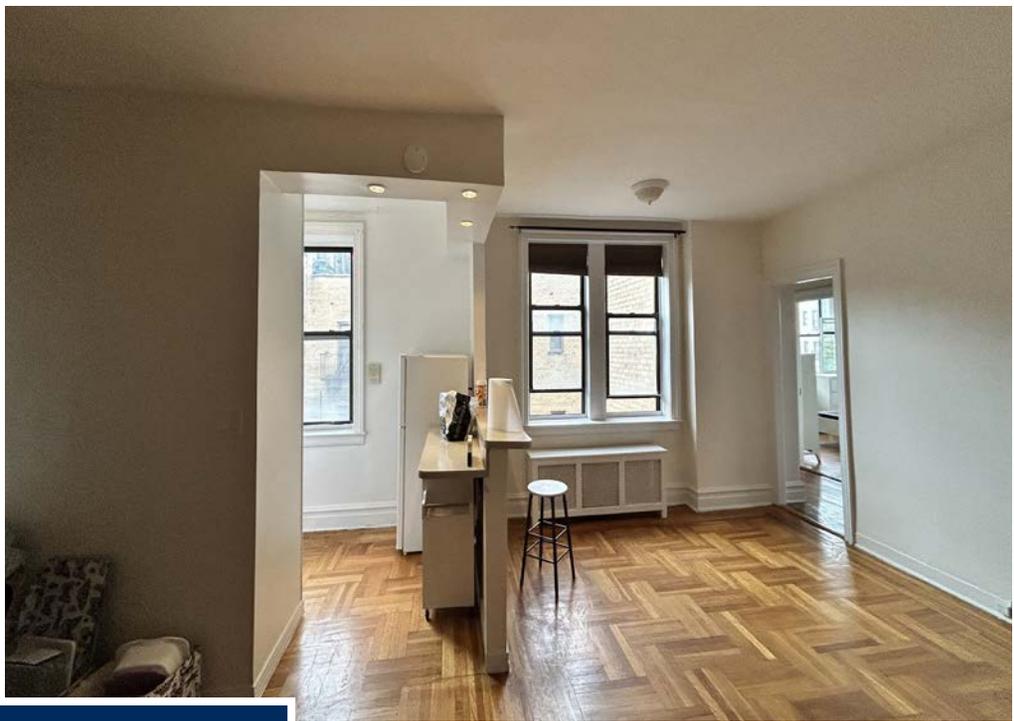
8500 4th Avenue presents the rare opportunity to purchase an exceptionally well-located investment building with income spread between apartments as well as ground-floor retail. Bay Ridge is typically considered a stable, safe, low-velocity submarket that consistently sees strong rental demand.

The subject property is located in front of the 86th Street [R] Train Station, providing easy access to Manhattan and the rest of Brooklyn.

INVESTMENT HIGHLIGHTS

- Bay Ridge elevator mixed-use building | 49 residential & 8 commercial
- Excellent location, less than a block from the busiest stretch of 86th Street
- Seconds to national retailers: Gap, Chase Bank, Sephora, McDonald's, Wendy's, Victoria's Secret, Duane Reade, and T-Mobile
- Directly in front of the "R" Train 86th Street stop
- Asking price equates to \$234/SF | 6.12% cap rate | 8.37x the rent roll
- Long-term family ownership
- Large apartments with a high percentage of two-bedroom apartments
- Upside in the commercial rents





INTERIOR PHOTOS



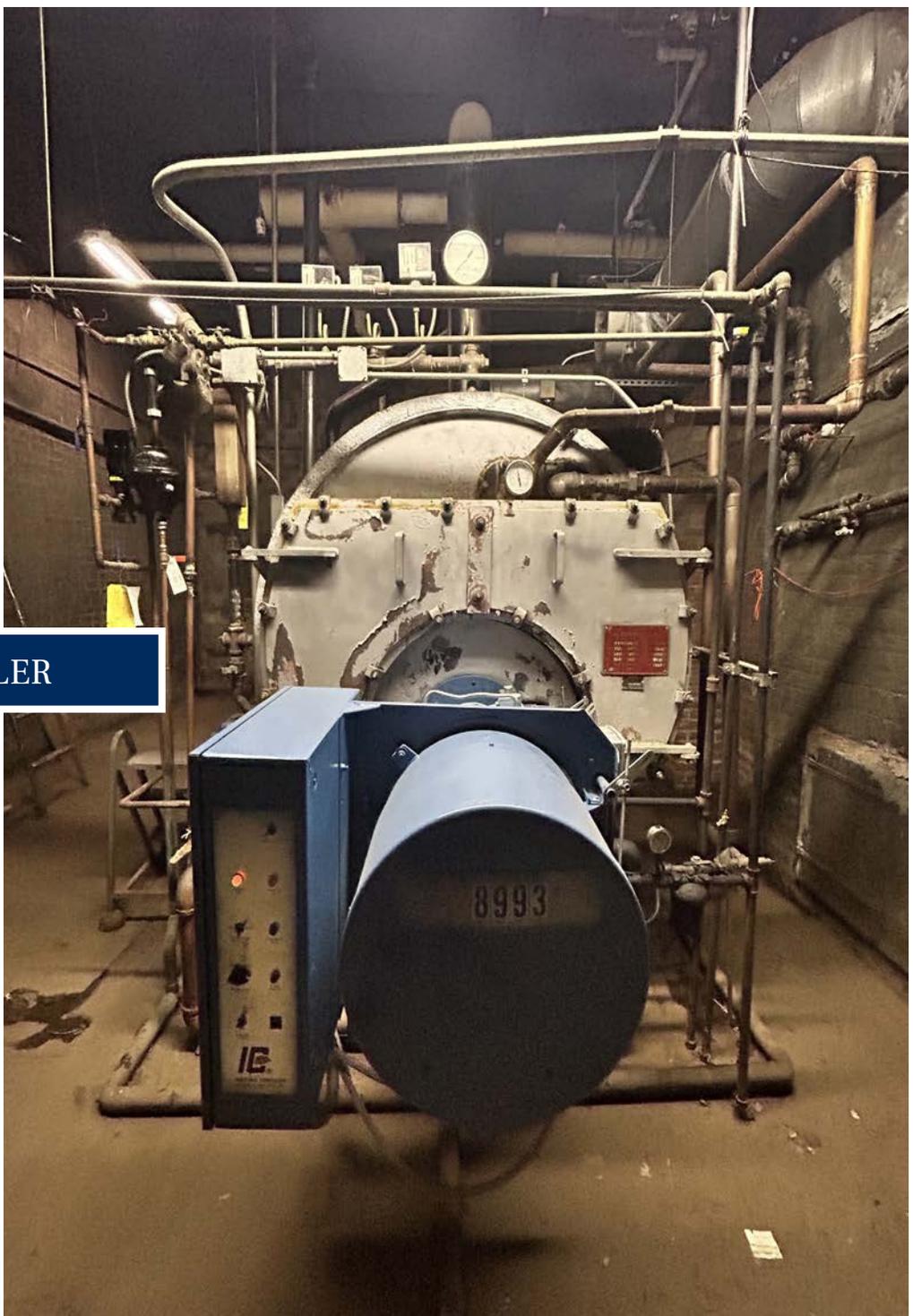


INTERIOR PHOTOS





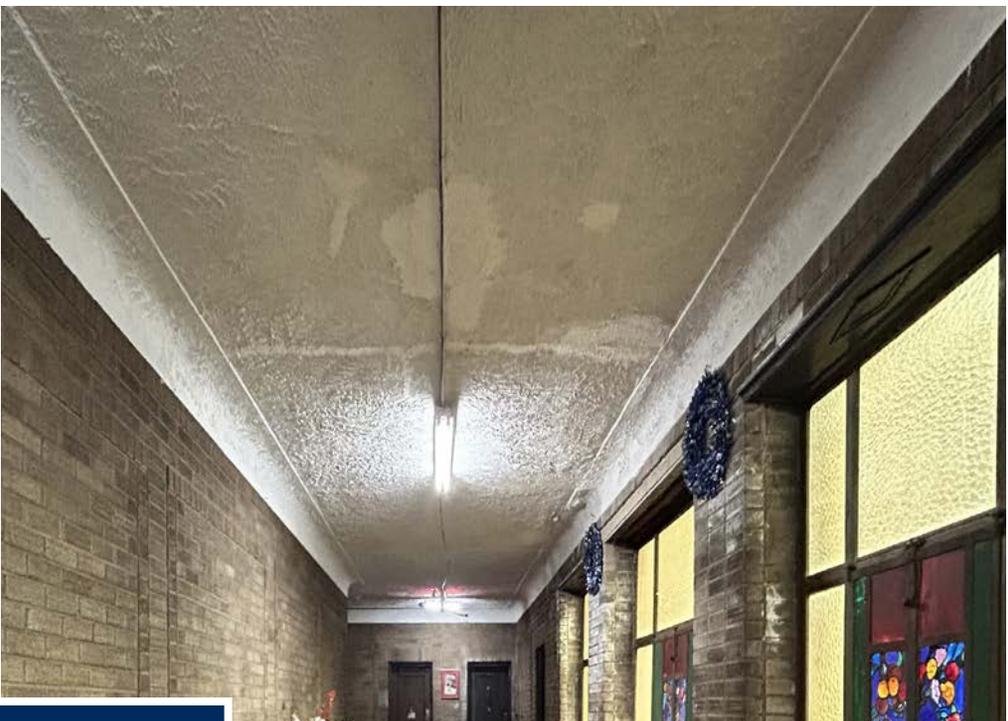
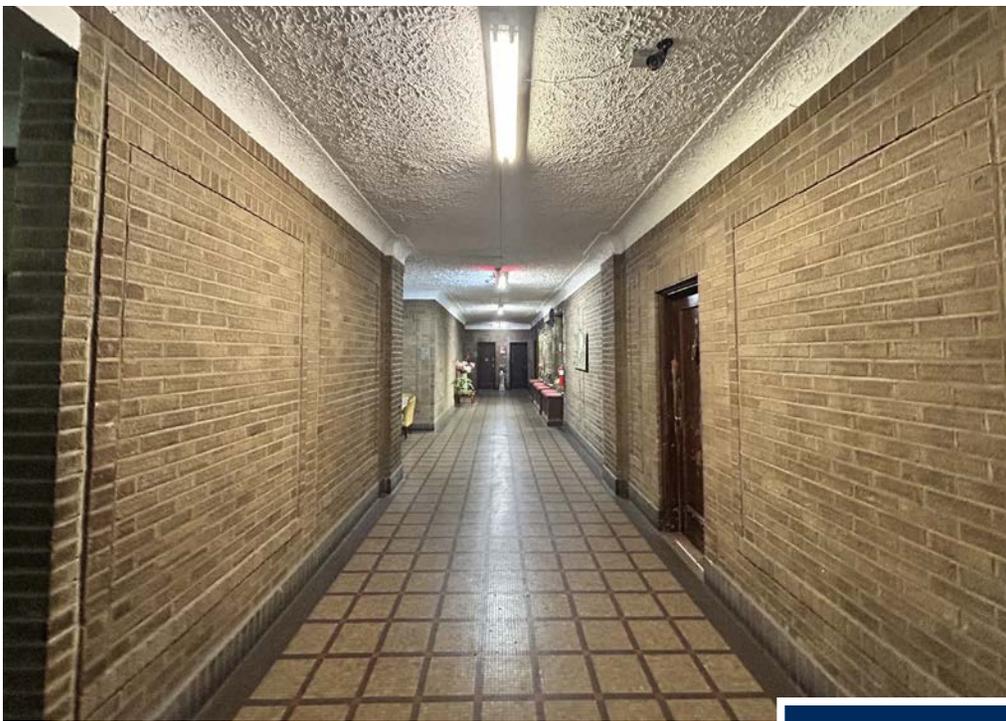
BOILER



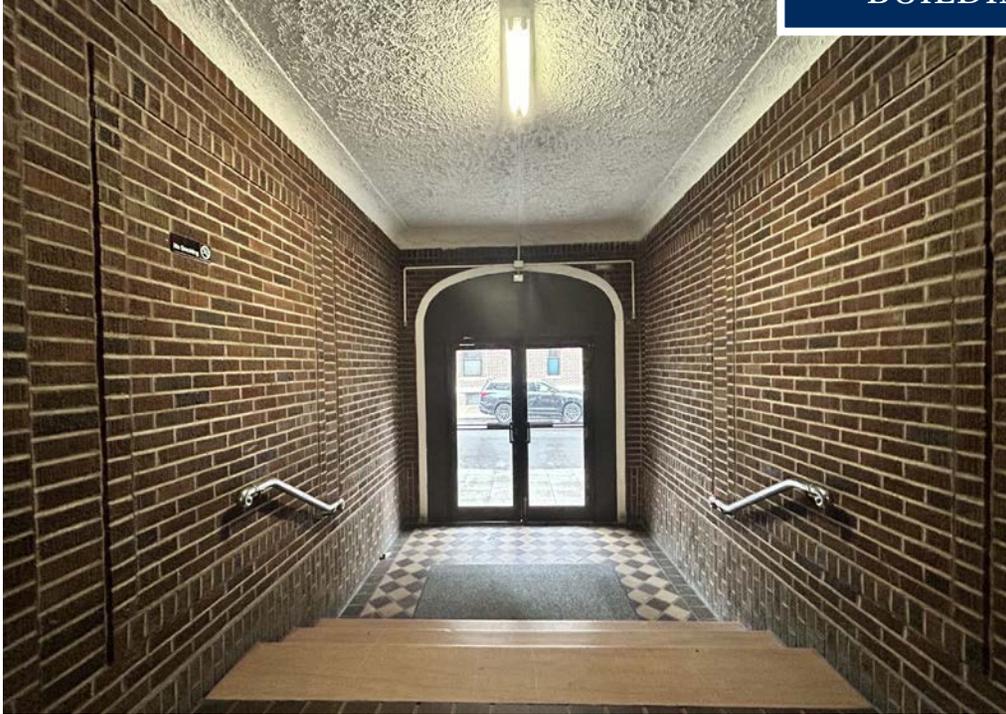


LAUNDRY MACHINES | ELECTRIC METERS | GAS METERS



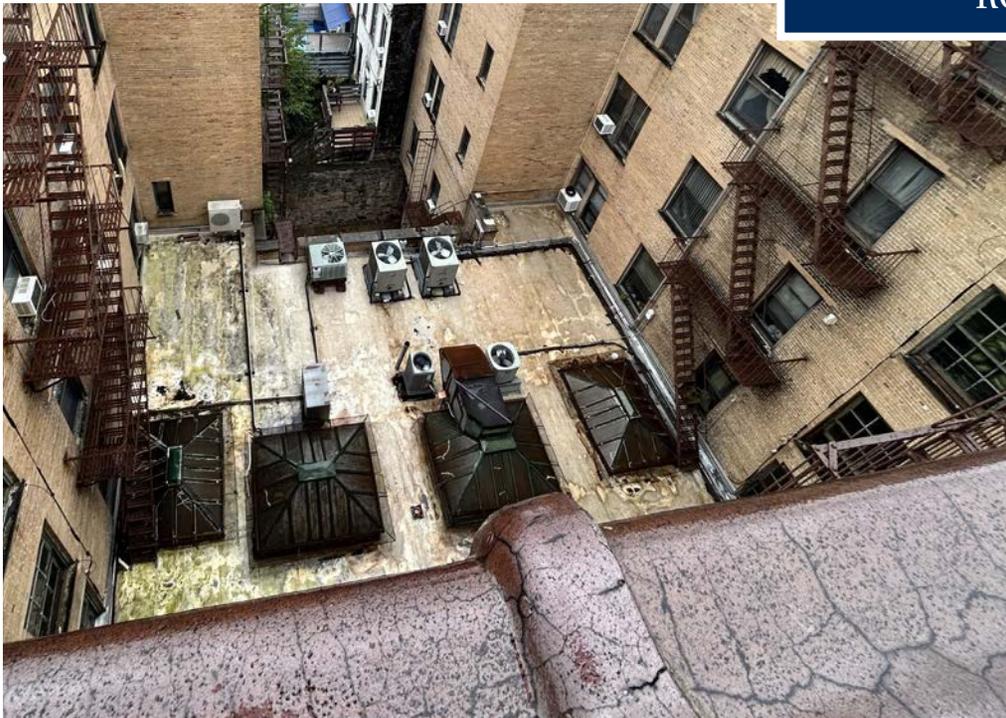


BUILDING LOBBY



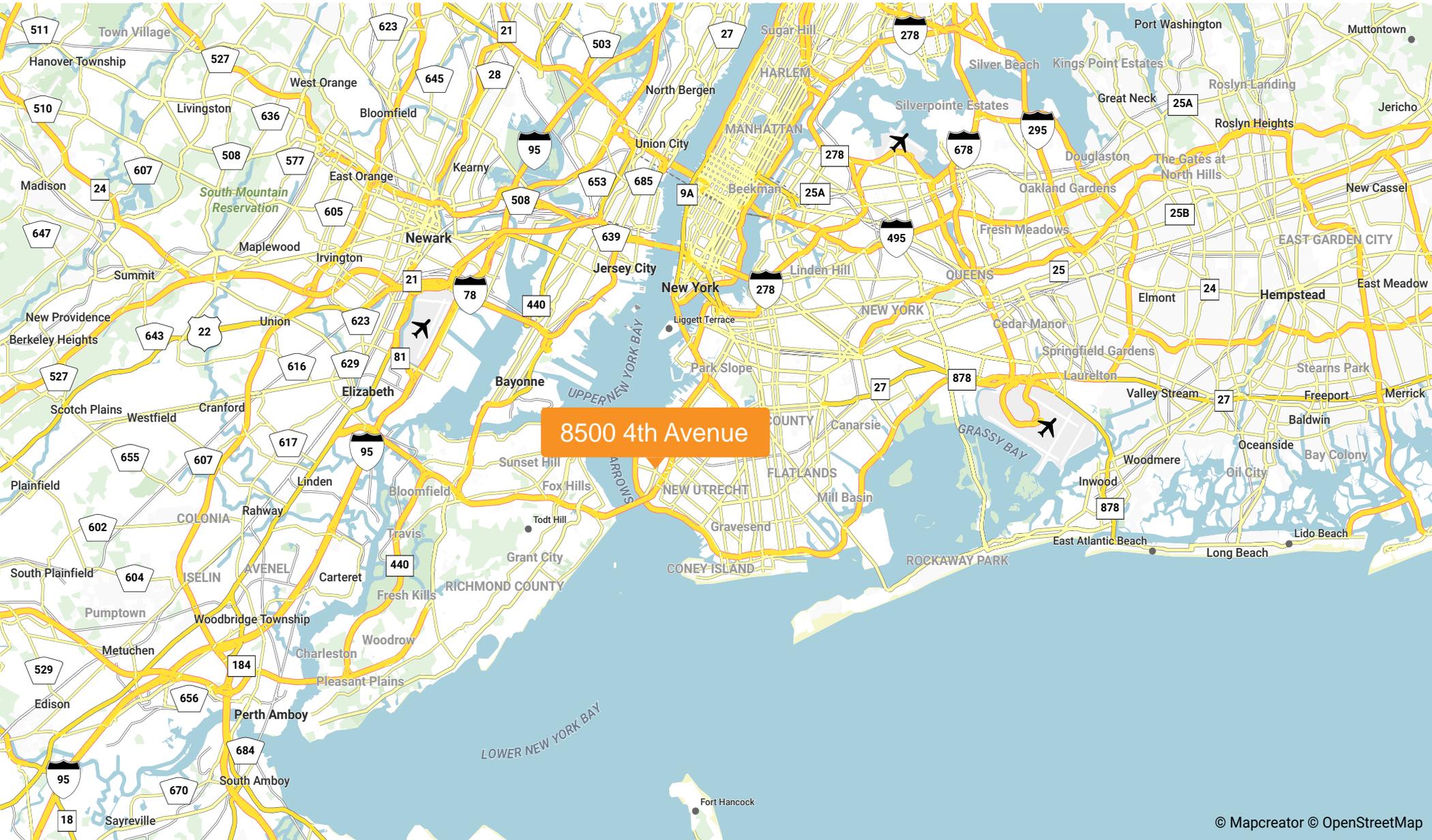


ROOF



REGIONAL MAP

8500 4TH AVENUE



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RETAILER MAP

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