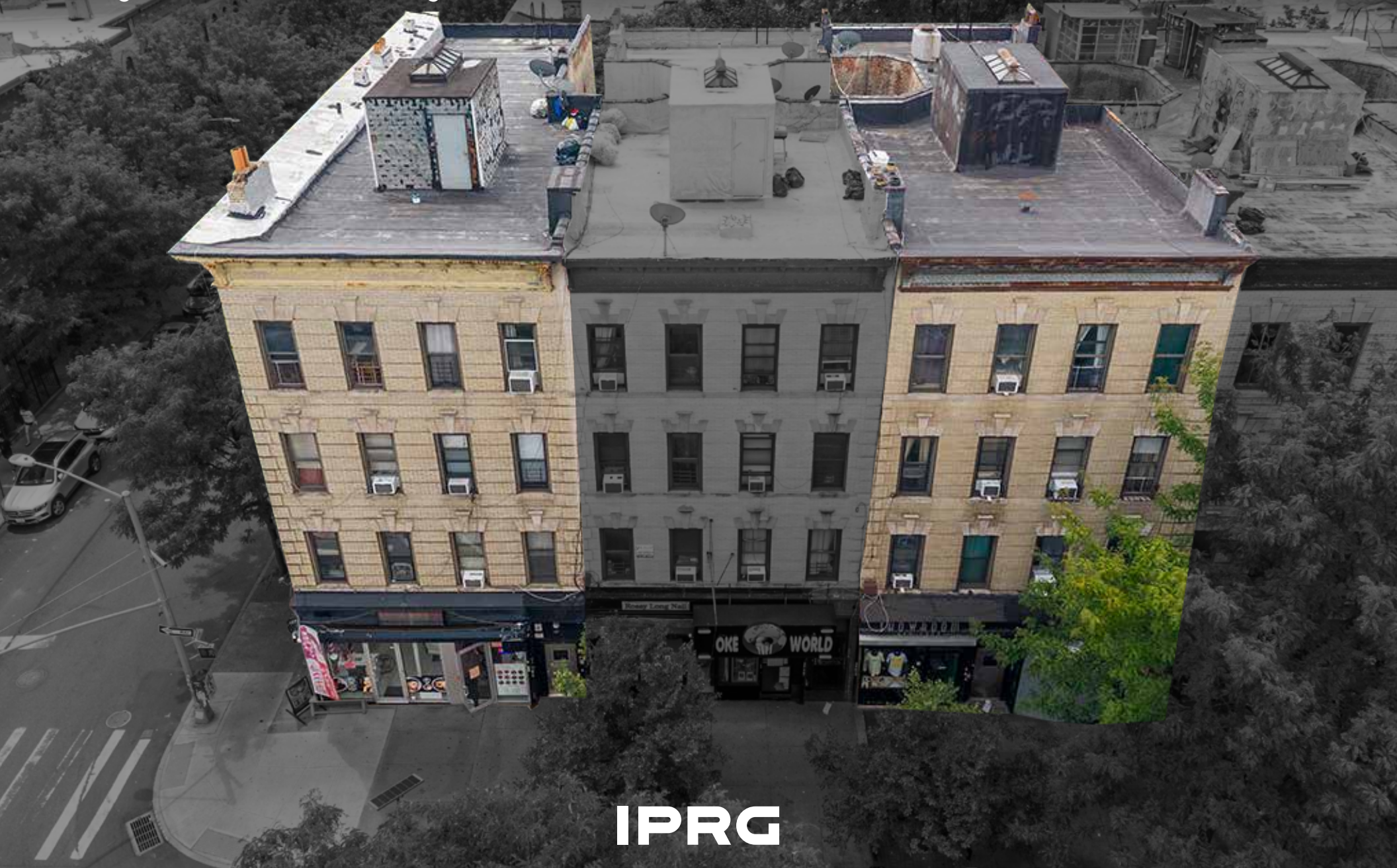


136 IRVING AVENUE, BROOKLYN, NY 11237

142 IRVING AVENUE, BROOKLYN, NY 11237

EXCLUSIVE OFFERING MEMORANDUM

Irving Avenue Mixed Use Package



IPRG

136 & 142 IRVING AVENUE, BROOKLYN, NY 11237



MIXED USE PACKAGE FOR SALE

136 & 142 IRVING AVENUE, BROOKLYN, NY 11237

IRVING AVENUE MIXED USE PACKAGE FOR SALE

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INVESTMENT PRICING

136 & 142 IRVING AVENUE





OFFERING PRICE

\$4,200,000

INVESTMENT HIGHLIGHTS

15 Apts & 4 Stores
of Units

14,000
Approx. SF

7.40%
Current Cap Rate

8.26%
Pro Forma Cap Rate

\$221,053
Price/Unit

\$300
Price/SF

9.02x
Current GRM

8.34x
Pro Forma GRM

136 & 142 IRVING AVENUE, BROOKLYN, NY 11237

IRVING AVENUE MIXED USE PACKAGE **FOR SALE**

INCOME

UNIT	TYPE	BEDROOM COUNT	CURRENT	PRO FORMA	LEASE EXP.	NOTES
136 - 1LR	RS	Studio	\$1,897	\$1,897		\$2,070 - Legal
136 - 1RR	RS	Studio	\$1,874	\$1,874		\$1,874 - Legal
136 - 2L	RS	2 BR	\$2,184	\$2,184		\$3,090 - Legal
136 - 2R	RS	2 BR	\$2,035	\$2,035		\$2,035 - Legal
136 - 3L	Free Market	2 BR	\$2,950	\$3,200		
136 - 3R	RS	2 BR	\$2,070	\$2,070		
136 - 4L	Free Market	2 BR	\$2,200	\$3,200		
136 - 4R	RS	2 BR	\$866	\$866		
142 - 1R	RS	3 BR	\$2,525	\$2,525		
142 - 2L	RS	2 BR	\$2,239	\$2,239		
142 - 2R	RS	2BR	\$1,720	\$1,720		
142 - 3L	RS	2 BR	\$1,876	\$1,876		
142 - 3R	RS	2 BR	\$1,689	\$1,689		
142 - 4L	RS	2 BR	\$947	\$947		
142 - 4R	RS	2 BR	\$2,061	\$2,061		
Commercial: 136 - Left	Clothing		\$1,950	\$3,000	7/31/2027	BSMT + Storage
Commercial: 136 - Right	Variety Store		\$2,100	\$3,000	2/28/2027	
Commercial: 142 - Corner	Hair Salon		\$2,750	\$2,750	6/30/2032	\$180 increase every 2 years
Commercial: 142 - Rear	Deli		\$2,850	\$2,850	1/31/2032	\$250 increase every 2 years
		MONTHLY:	\$38,784	\$41,984		
		ANNUALLY:	\$465,406	\$503,806		

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136 & 142 IRVING AVENUE, BROOKLYN, NY 11237

IRVING AVENUE MIXED USE PACKAGE **FOR SALE**

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 465,406	\$ 503,806
VACANCY/COLLECTION LOSS (3%):	\$ (13,962)	\$ (15,114)
EFFECTIVE GROSS INCOME:	\$ 451,444	\$ 488,692
REAL ESTATE TAXES 136 (CLASS 2B):	\$ (29,720)	\$ (29,720)
REAL ESTATE TAXES 142 (CLASS 2B):	\$ (24,656)	\$ (24,656)
FUEL:	\$ (12,600)	\$ (12,600)
WATER AND SEWER:	\$ (11,250)	\$ (11,250)
INSURANCE:	\$ (19,000)	\$ (19,000)
COMMON AREA ELECTRIC:	\$ (1,500)	\$ (\$1,500)
REPAIRS & MAINTENANCE:	\$ (11,250)	\$ (11,250)
SUPER:	\$ (7,200)	\$ (7,200)
MANAGEMENT (5%):	\$ (23,270)	\$ (24,435)
TOTAL EXPENSES:	\$ (140,446)	\$ (141,611)
NET OPERATING INCOME:	\$ 310,997	\$ 347,081

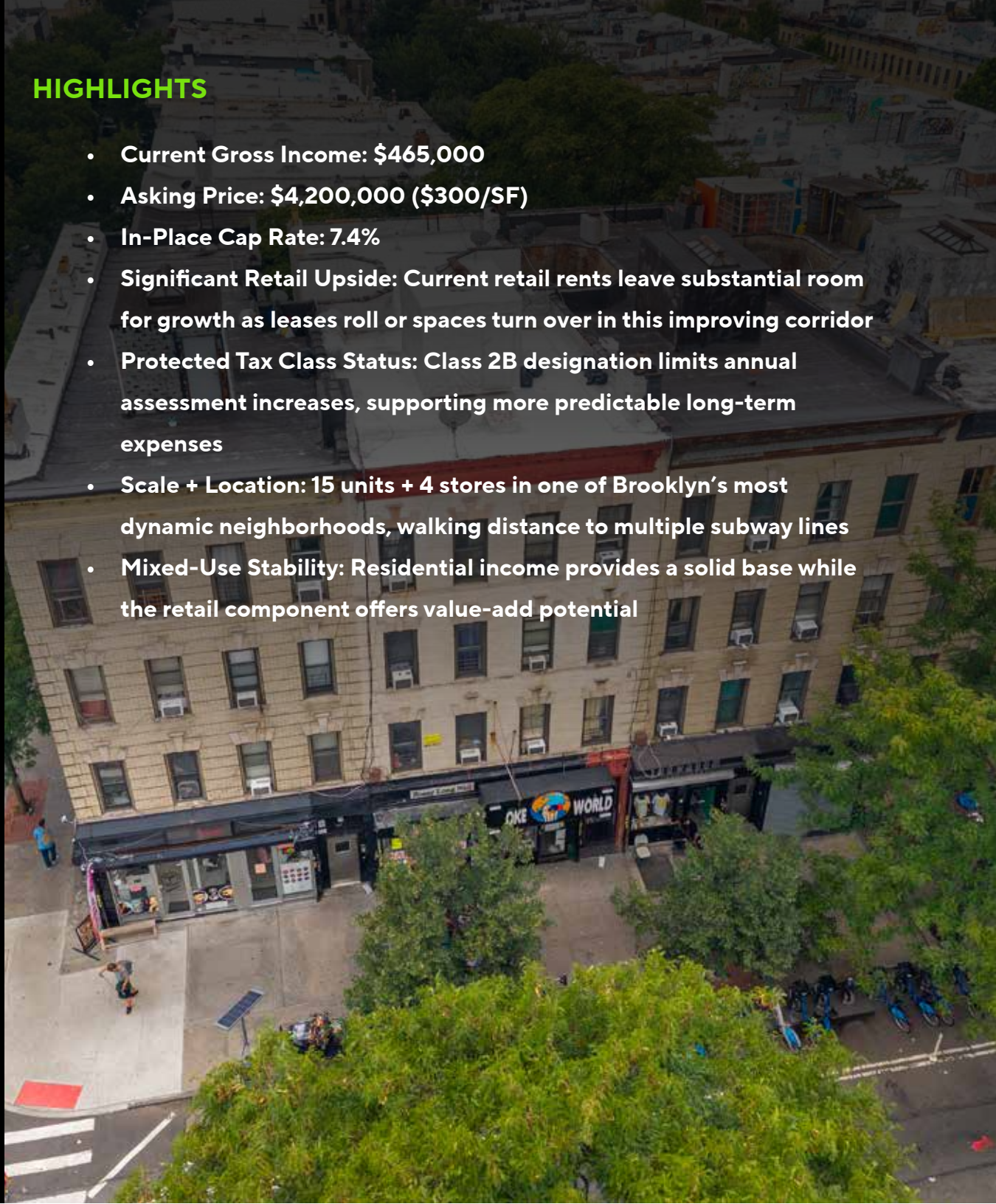
IPRG

PROPERTY INFORMATION

136 & 142 IRVING AVENUE

HIGHLIGHTS

- Current Gross Income: \$465,000
- Asking Price: \$4,200,000 (\$300/SF)
- In-Place Cap Rate: 7.4%
- Significant Retail Upside: Current retail rents leave substantial room for growth as leases roll or spaces turn over in this improving corridor
- Protected Tax Class Status: Class 2B designation limits annual assessment increases, supporting more predictable long-term expenses
- Scale + Location: 15 units + 4 stores in one of Brooklyn's most dynamic neighborhoods, walking distance to multiple subway lines
- Mixed-Use Stability: Residential income provides a solid base while the retail component offers value-add potential



136 & 142 IRVING AVENUE, BROOKLYN, NY 11237

IRVING AVENUE MIXED USE PACKAGE **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 136 & 142 Irving Avenue are two contiguous 4-story mixed-use buildings located in the heart of Bushwick, Brooklyn. The assets total 15 residential apartments and 4 ground-floor retail stores, delivering strong in-place cash flow with clear upside in the commercial component.

- **136 Irving Avenue:** 8 apartments & 2 stores
- **142 Irving Avenue:** 7 apartments & 2 stores

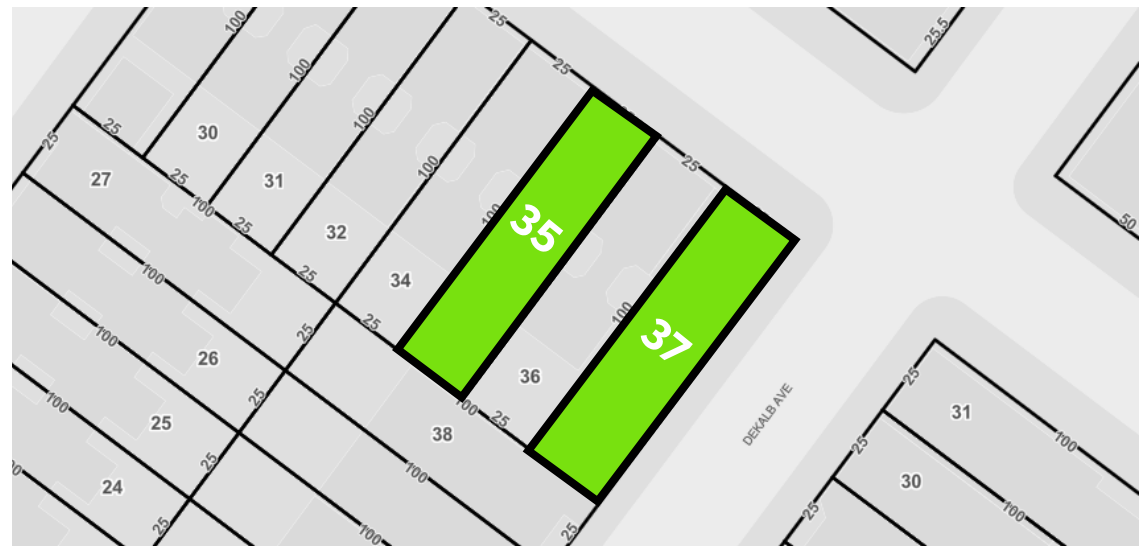
The buildings sit on a high-visibility stretch of Irving Avenue with excellent foot traffic and convenient access to the L train (Dekalb Avenue station) and nearby M train service. Bushwick continues to attract strong residential demand from young professionals and creatives while supporting a growing retail corridor of local shops, cafés, and service tenants. Total building area is approximately 14,000 SF, of which ±3,500 SF is ground-floor retail. The properties benefit from protected tax class status (Class 2b), providing meaningful insulation against sharp assessment increases.

This is a rare opportunity to acquire a well-located, cash-flowing mixed-use package in Bushwick with both defensive characteristics (protected tax class + residential income) and clear upside in the commercial rents.

BUILDING INFORMATION

BLOCK & LOT:	03236-0035, 03236-0037
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Dekalb Avenue & Hart Street
BUILDING DIMENSIONS:	25 ft x 70 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	15 Apts & 4 Stores
APPROX. TOTAL SF:	14,000
ZONING:	R6
FAR:	2.2
TAX CLASS / ANNUAL TAXES:	Class 2B / \$29,720 (136 Irving) Class 2B / \$24,656 (142 Irving)

TAX MAP



136 & 142 IRVING AVENUE, BROOKLYN, NY 11237

IRVING AVENUE MIXED USE PACKAGE **FOR SALE**

PROPERTY MAP



136 & 142 IRVING AVENUE, BROOKLYN, NY 11237

IRVING AVENUE MIXED USE PACKAGE **FOR SALE**

ADDITIONAL PROPERTY PHOTOS





136 & 142 IRVING AVENUE, BROOKLYN, NY 11237

IRVING AVENUE MIXED USE PACKAGE FOR SALE

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