

# 4501 Church Ave, Brooklyn, NY 11203

## 3-Story Mixed-Use Property FOR SALE

Township	East Flatbush
Block	4882
Lot	44
Stories	3
Residential Units	4
Zoning	R5
FAR	2.8
Lot Dimensions	21.5' x 97.25'
Lot Size	2,098 sq ft
Building Size	5,874 sq ft
Taxes	\$13,775

Gross Income	\$ 132,540
Total Forecasted Expenses	\$32,598
Net Operating Income	\$99,942

Asking Price: \$1,600,000

**4+4**

Residential + Commercial Units

**\$132,540**

Gross Income

**\$99,942**

Net Operating Income

**6.25%**

Cap Rate

MorningStar Capital Group Inc. is pleased to present FOR SALE a 3 story mixed-use building located in the East Flatbush section of Brooklyn. The subject property is located between Linden Boulevard and Church Avenue consists of 4 residential and 4 commercial units. The subject property is located on Church Avenue, hosting many retail stores, thereby providing a great shopping experience for local residents. Additionally, the property enjoys easy access to public transportation, being less than 5 minute walk to the **5** **2** Subway lines and a 2-5 minute walk to the B35, B46 City Bus lines.

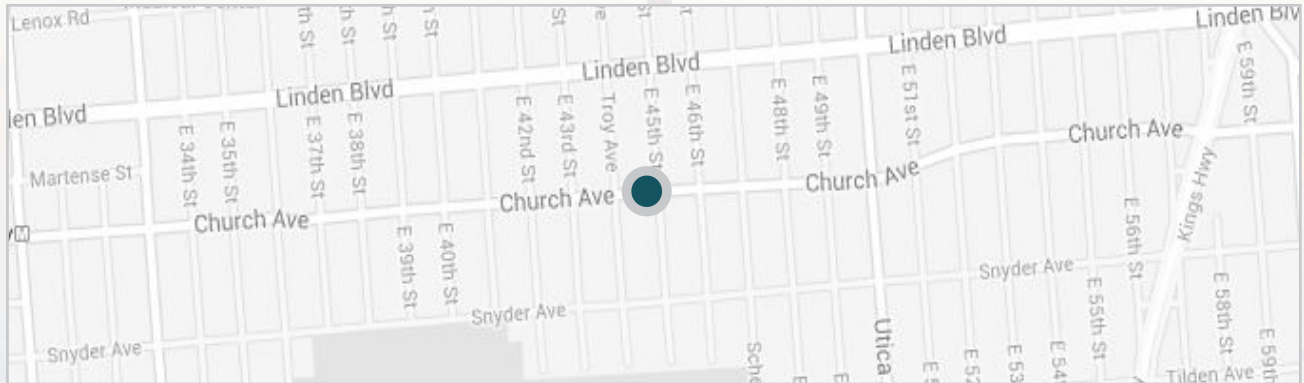
This is an ideal investment for somebody who is looking for current cash flow, in addition to the potential upside by increasing the current rents to market. Morningstar Capital Group Inc. has the capacity and the experience to provide a large variety of financing options, specifically tailored to meet every financing need.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN

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4501 Church Avenue, Brooklyn, NY 11203  
Maps

Location Map



Transportation Map



Tax Map



4501 Church Avenue, Brooklyn, NY 11203  
**Current Rent Roll**

Apartment	Type	Mothly Rent
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2R	1Bd	1200
2F	2Bd	1300
3F	2Bd	1000
3R	2Bd	1500

Store 1	3000
Store 2	870
Store 4	1175
Store 4	1000

Residential - Gross Income	60,000	15,000	1,250
Commercial - Gross Income	72,540	18,135	1,511

**Gross Income: \$132,540**

Real Estate Taxes	13,472
Water/Sewer	4,000
Insurance	4,000
Fuel	Tenants Pay
Utilities	675
Payroll	2,400
Repairs & Maint.	2,000
Managment (3%)	5,302

Total Expenses: \$32,598  
**Net Operating Income: \$99,942**