

## 6024 4<sup>th</sup> Avenue, Brooklyn, NY 11220

### Sunset Park Mixed-Use Building



**Asking Price: \$8,000,000**

**Exclusive Listing**

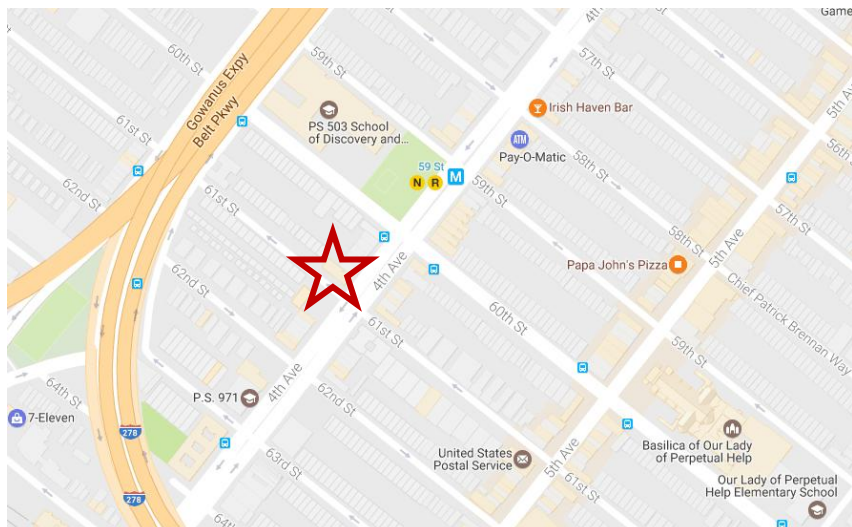
**By Swany Vazquez**

## Property Description

**6024 4<sup>th</sup> Avenue  
Brooklyn, NY 11220**

A 4-story mixed-use building with 17 apartments and 2 retails. The property is located one block from the 59<sup>th</sup> Street [N, R] train station.

Lot Dimensions	40' X 100'
Lot SF	4,000 SF
Built Dimensions	40' X 90'
Built SF	14,400 SF
Total Buildable	16,000 SF
Zoning	R7A/C2-4
FAR	4
Block/Lot	5781/41
Assessment	\$393,300
Taxes (16/17)	\$20,989
Building Class	C7
<b>Asking Price</b>	<b>\$8,000,000</b>



## INCOME

Gross Residential Income	\$187,207
Gross Commercial Income	\$51,048
Effective Gross Income	\$238,255

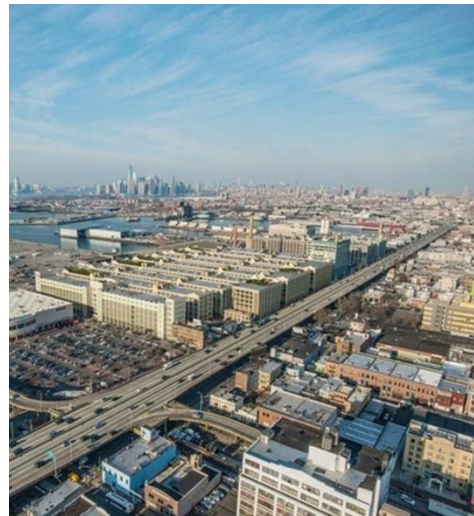
## EXPENSES

Property Taxes (16/17)	\$20,989
Water and Sewer	\$8,699
Insurance	\$9,500
Fuel	\$23,040
Utilities	\$3,600
Repairs & Maintenance	\$11,450
<b>Total Expenses</b>	<b>\$77,278</b>
<b>Net Operating Income</b>	<b>\$160,977</b>

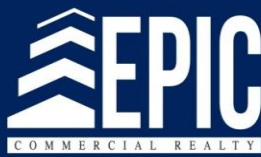
## RENT ROLL

Units	Rooms	Status	Lease End	Rent/Month	Rent/Year
1A	5	RS	11/30/2017	\$874	\$10,487
1B	4	RS	10/31/2016	\$1,051	\$12,611
2A	4	RS	11/30/2016	\$965	\$11,584
2B	4	RS	4/30/2017	\$1,007	\$12,084
2C	3	SUPER	1/31/2017	\$0	\$0
2D	3	RS	3/31/2017	\$1,200	\$14,400
2E	4	RS	11/30/2017	\$1,173	\$14,076
3A	4	RS	11/30/2016	\$703	\$8,435
3B	4	RS	5/31/2017	\$1,061	\$12,734
3C	3	RS	2/28/2017	\$1,100	\$13,200
3D	3	RS	9/30/2017	\$930	\$11,162
3E	4	RS	4/30/2017	\$685	\$8,220
4A	3	RS	11/30/2016	\$660	\$7,917
4B	4	RS	4/30/2017	\$1,150	\$13,795
4C	3	RS	8/31/2018	\$1,044	\$12,529
4D	3	RS	8/31/2018	\$939	\$11,270
4E	4	RS	11/30/2016	\$1,059	\$12,703
Deli	-	CM		\$2,334	\$28,008
Dry Cleaning	-	CM		\$1,920	\$23,040
<b>Total</b>	<b>63</b>			<b>\$19,855</b>	<b>\$238,255</b>





**Sunset Park** in the western part of Brooklyn is famous for its sloping topography and beautiful sunset view with the skyline of Manhattan. The neighborhood is home to an abundance of cultures and apartments. A portion of Sunset Park is listed as historic district, known for its Romanesque and Renaissance Revival architecture. The area is served by road and rail services. It has access to the I-278 and NY 27 Expressway as well as the Belt Parkway. Local bus lines, B9, B11, B35, B37, B63, B70, serve the neighborhood. Three subways run through Sunset Park: MTA D, N, and R trains.



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