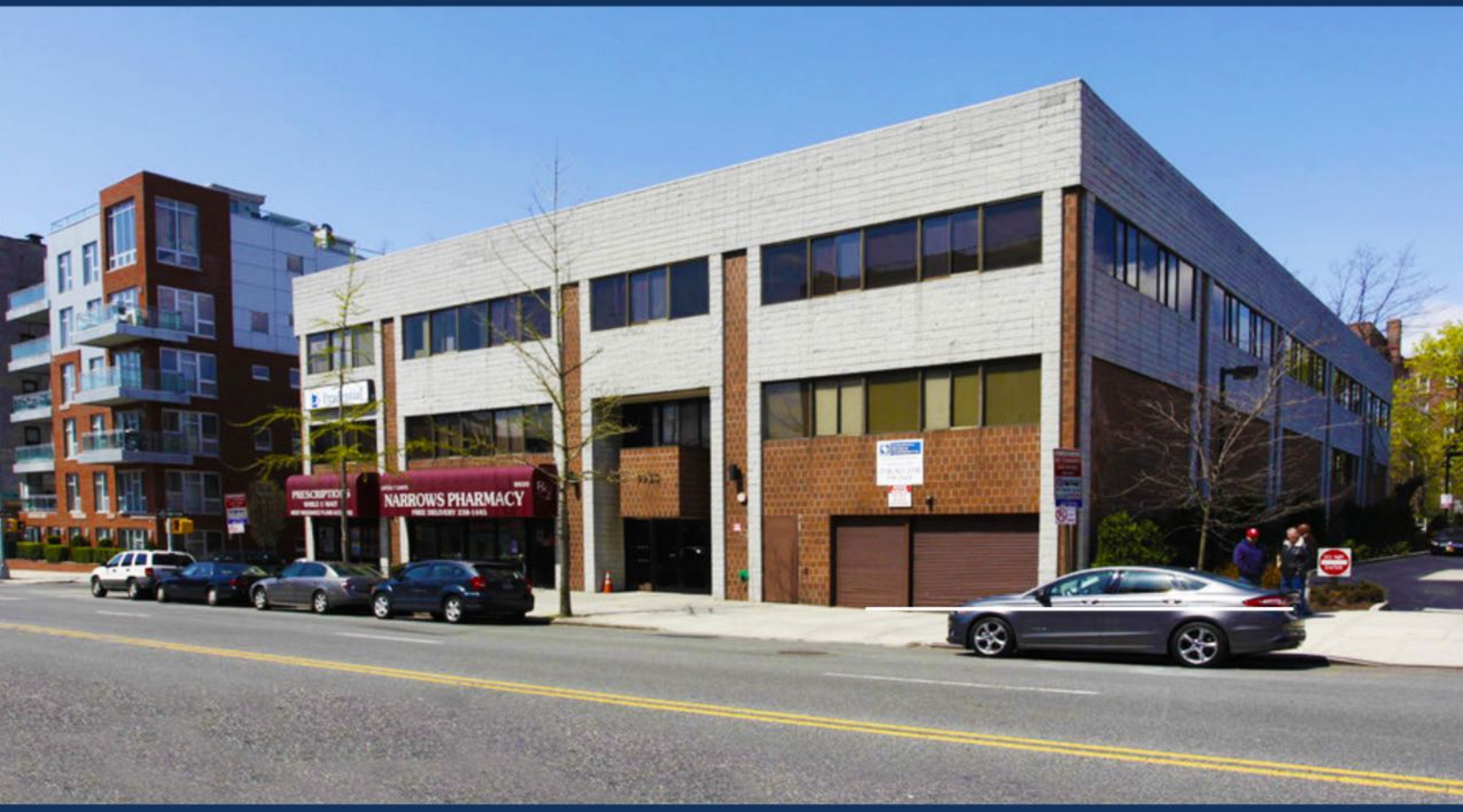
NARROWS PROFESSIONAL BUILDING

33 PROFESSIONAL UNITS
40 INDOOR & 13 OUTDOOR PARKING SPACES



9920 4TH AVE

Bay Ridge, Brooklyn

OFFERING MEMORANDUM

jabour
REALTY COMPANY

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FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

OFFERING PRICE

$10,750,000

TOTAL SF	**45,000**
$/SF	**$238**
$/UNIT	**$325,000**
TOTAL UNITS	**33**

INCOME

GROSS INCOME (CURRENT)	**$1,435,898**	GROSS INCOME (PROJECTED)	**$1,687,898**
CURRENT VACANCY (11,700 SF)	**26%**	VACANCY RATE (4,500 SF)	**10%**

EXPENSES

Property Taxes	$485,066
Insurance	$92,953
Total Utilities	$108,051
Repair & Maintenance	$172,425
Management	$54,565
Salaries	$62,487
Professional Fees	$29,615
Total Expenses	$1,005,096

Net Operating Income (ACTUAL)	**$430,802**	**Net Operating Projected**	**$682,802**
	4.2% CAP		**6.7% CAP**

jabour REALTY COMPANY

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Milan Obradovic
(Salesperson)
917.399.2085
mikiobradovic7@gmail.com

PROPERTY DESCRIPTION

NEIGHBORHOOD:	Bay Ridge
BOROUGH:	Brooklyn
BLOCK & LOT:	6134 & 28
LOT DIMENSIONS:	100' x 189.25'
LOT SF:	18,925 sf
BUILDING DIMENSIONS:	100' x 150'
APPROXIMATE BUILDING SF:	45,000
ZONING:	R6A, R4-1, C1-3
MAX FAR:	3.0
LANDMARK DISTRICT:	NO
HISTORIC DISTRICT:	NO
ANNUAL TAX BILL:	$485,066.95
TAX CLASS:	4
YEAR BUILT:	1977



TAX MAP



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PROPERTY INFORMATION

NOTABLE CURRENT TENANTS:

- MASS MUTUAL
- PRO HEALTH
- COLONIAL PHARMACY
- JAG ONE PHYSICAL THERAPY
- HAMILTON PODIATRY
- TKR MANAGEMENT

KEY FEATURES:

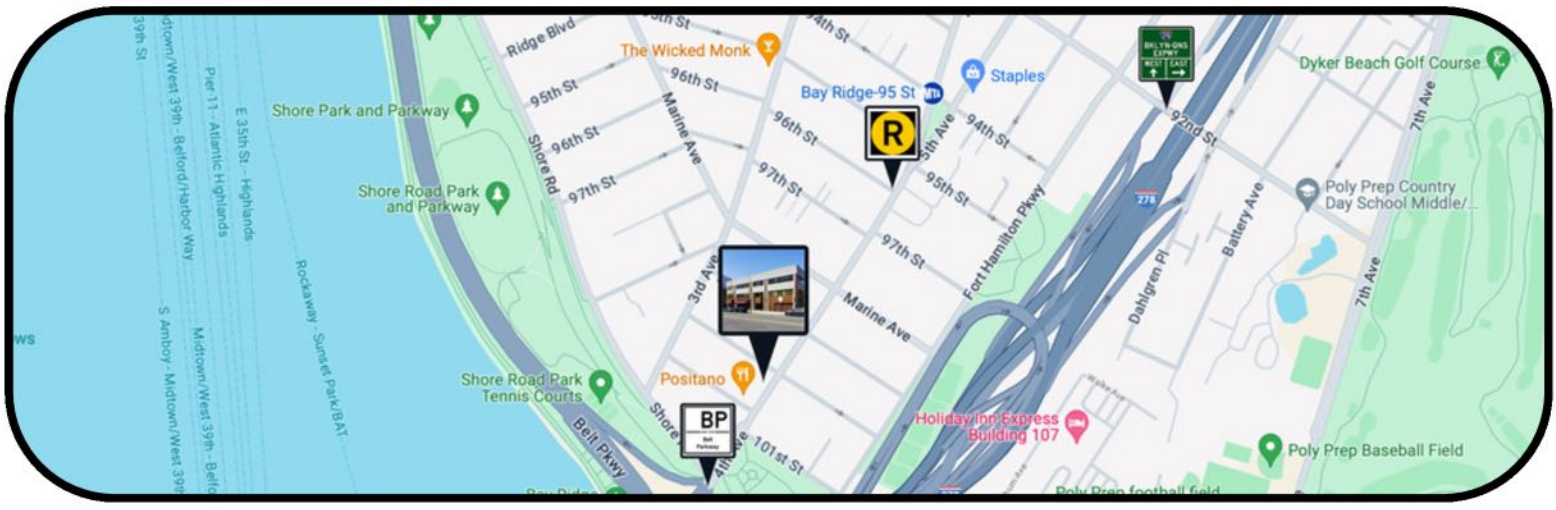
- NEW ELEVATORS
- 40 INDOOR PARKING SPACES
- 13 OUTDOOR PARKING SPACES
- 2 BLOCKS TO R-TRAIN
- ON SITE PROPERTY MANAGER
- CORNER BUILDING
- ACCESS FROM BELT PARKWAY
- BQE & VERRAZANO BRIDGE

Narrows Professional Building

9920 4th Avenue - Offers a unique opportunity in Bay Ridge Brooklyn. One of the few large scale Professional Buildings with Major Tenants in place. The building was built in 1977 and is a staple in the neighborhood offering Medical and Professional services to the community. We are proud to represent the FIRST EVER SALE OF THIS PROPERTY.

45,000 SF spanning across three floors, 40 Indoor Parking spaces in a Heated Garage with elevator access, 13 Outdoor Parking spaces, dedicated HVAC systems per unit, 2 Newly upgraded elevators, and a full time on site property manager. Some Major Tenants include Mass Mutual, Jag One Physical Therapy, Colonial Pharmacy, PRO Health, and many more.

Ideally located with easy Access from the Belt Parkway, Verrazano Bridge, Brooklyn-Queens Expressway, R-Train, and Local & Express Buses to NYC



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, in their express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without otice.

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OCCUPANCY INFORMATION

STORE (VACANT)	100	1,032	$0	$0
ONE ON ONE THERAPY	101-103	4,754	$19,400	$232,797
PRO HEALTH	104-108	6,220	$27,525	$330,300
HAMILTON PODIATRY	109	1,248	$3,979	$47,743
VACANT	111	552	$0	$0
VACANT	201	795	$0	$0
TOUCH OF LOVE	203	1,850	$5,150	$61,800
VACANT	204	4,250	$0	$0
BAY RIDGE GASTRO	205	1,279	$6,192	$74,302
ANNA SUPONYA	206	1,102	$4,650	$55,795
CRISTIANA CAPITAL	207	2,478	$6,896	$82,750
DEEPAK VADHAM	209	1,250	$5,042	$60,499
ALEXANDER SHIFRIN	210	2,250	$8,487	$101,848
VACANT	301	750	$0	$0
RABIN MANAGEMENT	302	1,286	$5,045	$60,543
METRO FINANCIAL GROUP	303	1,116	$3,832	$45,979
TKR PROPERTY	305	1,820	$5,468	$65,611
VACANT	308-309	2,263	$0	$0
M-TECH	310	2,142	$5,355	$64,260
VACANT	311	1,811	$0	$0
VACANT	312	627	$0	$0
DNA PAIN MANAGEMENT	313	1,343	$4,000	$48,000
VACANT	314	688	$0	$0
BLACK RIDGE CAPITAL	315	1,039	$3,450	$41,400
DAVID HERZOG	316	1,001	$3,864	$46,371

PARKING INCOME

TENANT	SUITE	SQ. FT.	MONTHLY RENT	ANNUAL RENT
MANCINO PARKING			$125	$1,500
OSTERIA POSITANO PARKING			$1,200	$14,400

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PROPERTY PHOTOS



corner view



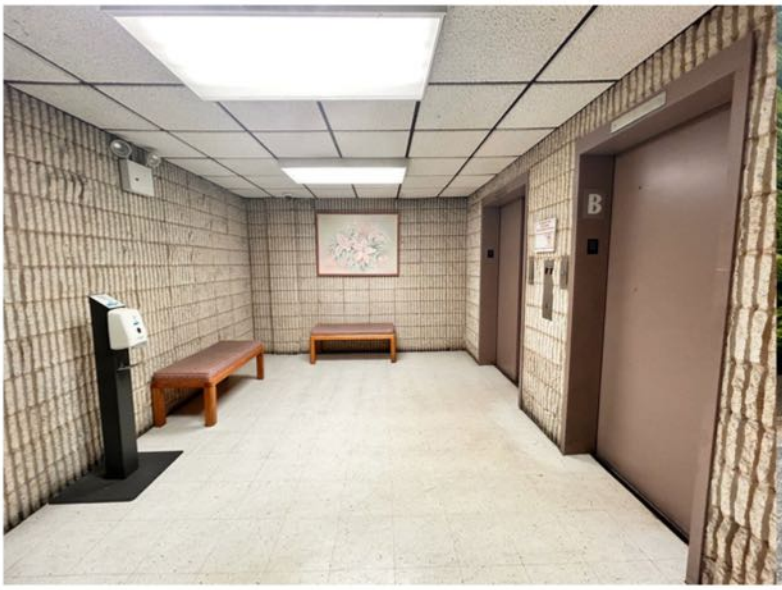
lobby



elevators



elevator interior



garage lobby



outdoor parking

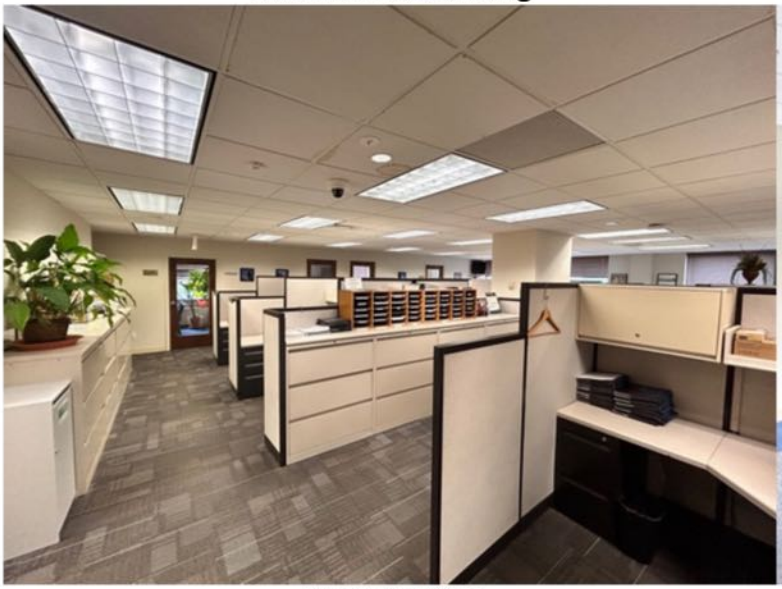
PROPERTY PHOTOS



rear & side of building



corner office



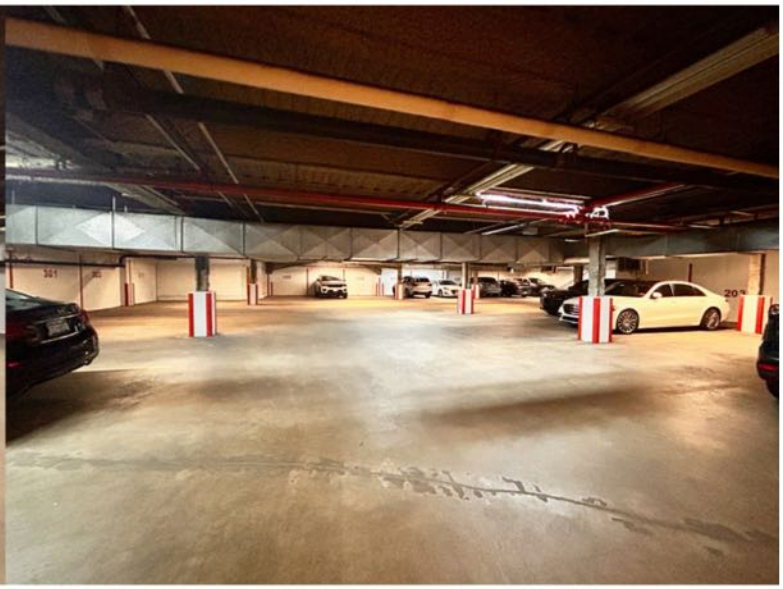
interior office



conference room



indoor garage



indoor garage