

..... OFFERING MEMORANDUM

6823 5TH AVE

Brooklyn, NY 11220

Marcus & Millichap



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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

..... 6823 5TH AVE

BROKER OF RECORD

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New York

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6823 5TH AVE

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

6823 5TH AVE



Listing Price
\$5,900,000



of Units
4



of Suites
-

FINANCIAL

Listing Price	\$5,900,000
Down Payment	100% / \$5,900,000
NOI	\$1
Cap Rate	0.00%
Total Return	0.00%
Price/SF	\$513.98

OPERATIONAL

Gross SF	11,479 SF
Rentable SF	11,479 SF
Office Percentage	-%
Commercial SF	11,479 SF
# of Units	4
# of Suites	-
Lot Size	0.07 Acres (3,130 SF)
Occupancy	0%
Year Built	1920



6823 5TH AVE

Brooklyn, NY 11220

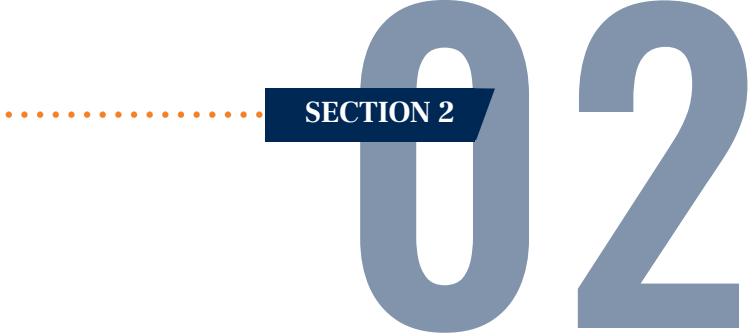
INVESTMENT OVERVIEW

Capitalize on a lucrative value-add opportunity with this 11,500-square-foot mixed-use corner building at 6823 5th Avenue, Brooklyn, NY 11220. Located in the bustling Bay Ridge corridor just one block from the R subway station, this asset is primed to maximize returns through strategic leasing.

This property presents an exceptional opportunity for an investor to acquire a versatile asset in a high-traffic Brooklyn location. With the potential to realize higher income through strategic leasing, an investor can completely optimize the tenant mix and reposition the property to capture peak market rates.

INVESTMENT HIGHLIGHTS

- Corner elevator mixed-use value add opportunity.
- One of the busiest Bay Ridge, Brooklyn, retail corridor.
- Zoning allows for residential, office , medical and other possible conversions.
- Legal selling basement with high ceilings. An additional 3000 SF.
-



SECTION 2



PROPERTY INFORMATION

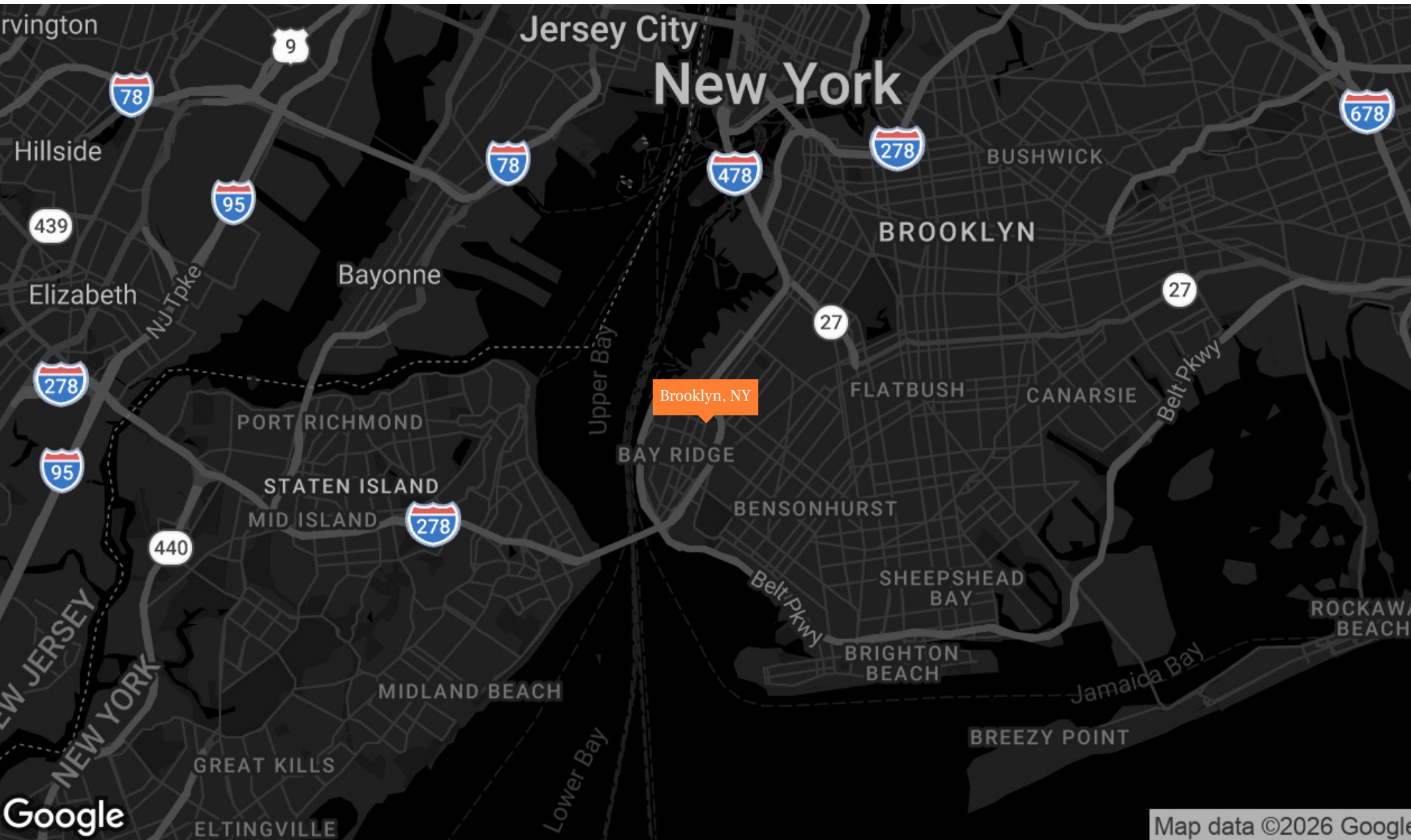
Regional Map
Aerial Map
Site Plans
Floor Plans

Marcus & Millichap



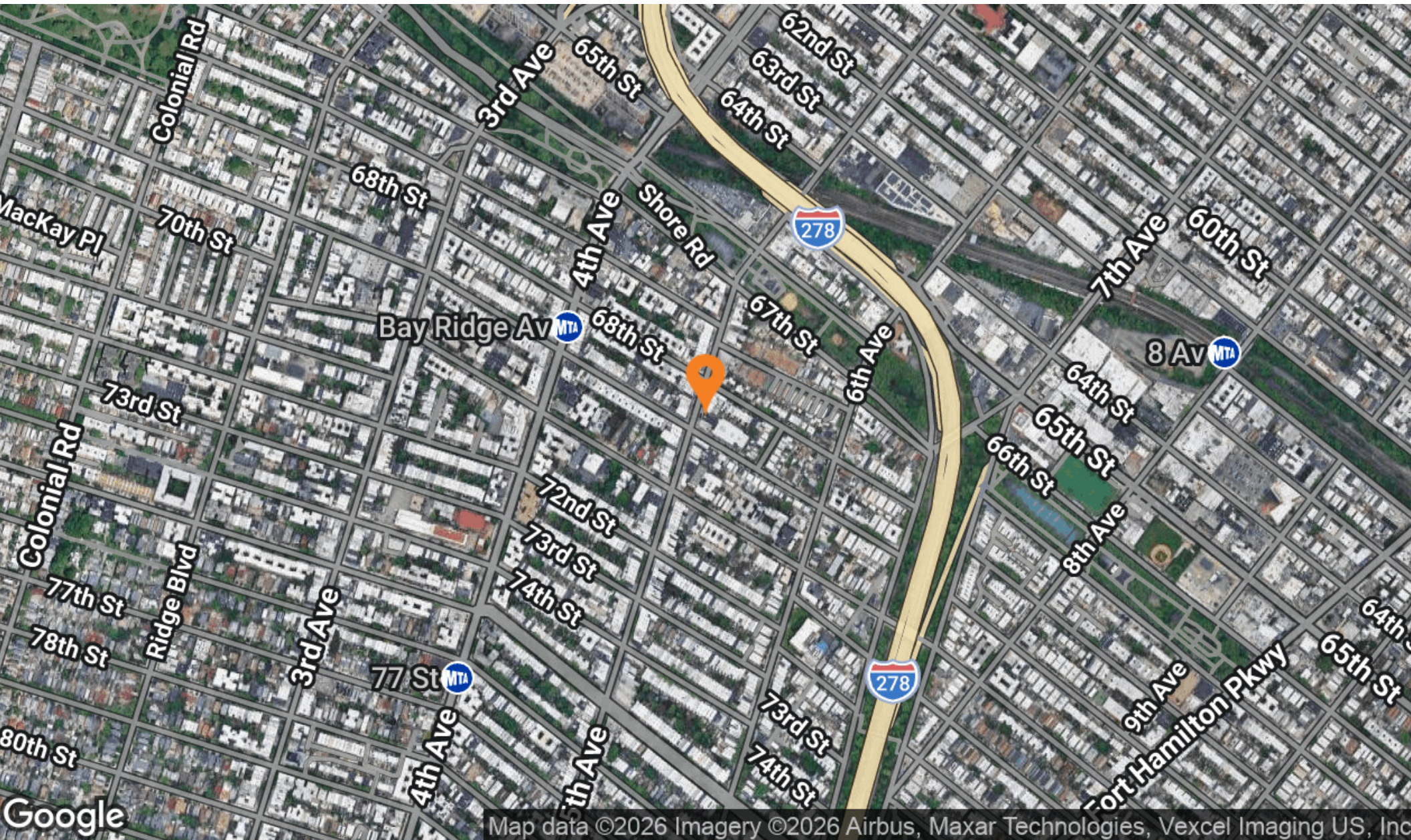
6823 5TH AVE

REGIONAL MAP



6823 5TH AVE

AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc

SITE PLANS

APPENDIX A
K-43560 VISUAL EXAMINATION OF PEE-1193 MADE MARCH 22, 2014 SEE 4 PAGES MARKED (A) EMB. J. LOVELL-SR BELCHER, INC. (b)(7)(C)

Visual examination of premises (A) made March 22, 2014 is certified to:
FIRST AMERICAN TITLE INSURANCE COMPANY
SUNSHINE ASSOCIATES
EAST WEST BANK, ITS SUCCESSORS AND/OR AFFILIANTS
2025-25 FIFTH AVENUE REALTY CORP.

QUALITY DRAFTING 076663
2-1/2" x 1/2"

SECTION _____ BLOCK 5865 LOT NO. 1 SCALE 1" = 10' FE = FENCE, P.W. = PARTY WALL, R.O. = ROOF OVER, C.E. = CELLAR ENTRANCE.

OH.=OVERHANG, HE.=HEDGE, T.C.=TOP CURB ELEVATION, L.G.=LEGAL GRADE, G=GUTTER ELEVATION, M.H.W.=MEAN HIGH WATER, EL=ELEVATION, IRR.=IRREGULAR

TITLE NO K-425491

MAP OF PROPERTY
BLOCK
AS SHOWN
LOT
LOCATION: BROOKLYN, JONES COUNTY, NEW YORK
CERTIFIED ONLY TO SLUMMIT ASSOCIATES
FIRST AMERICAN TITLE INSURANCE CO OF NEW YORK
CHINATRIST BANK, (U.S.A.) the successors & or assigns
6823-25 FIFTH AVENUE REALTY CORP.
DATE 5-21-98, 9-12-2013

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

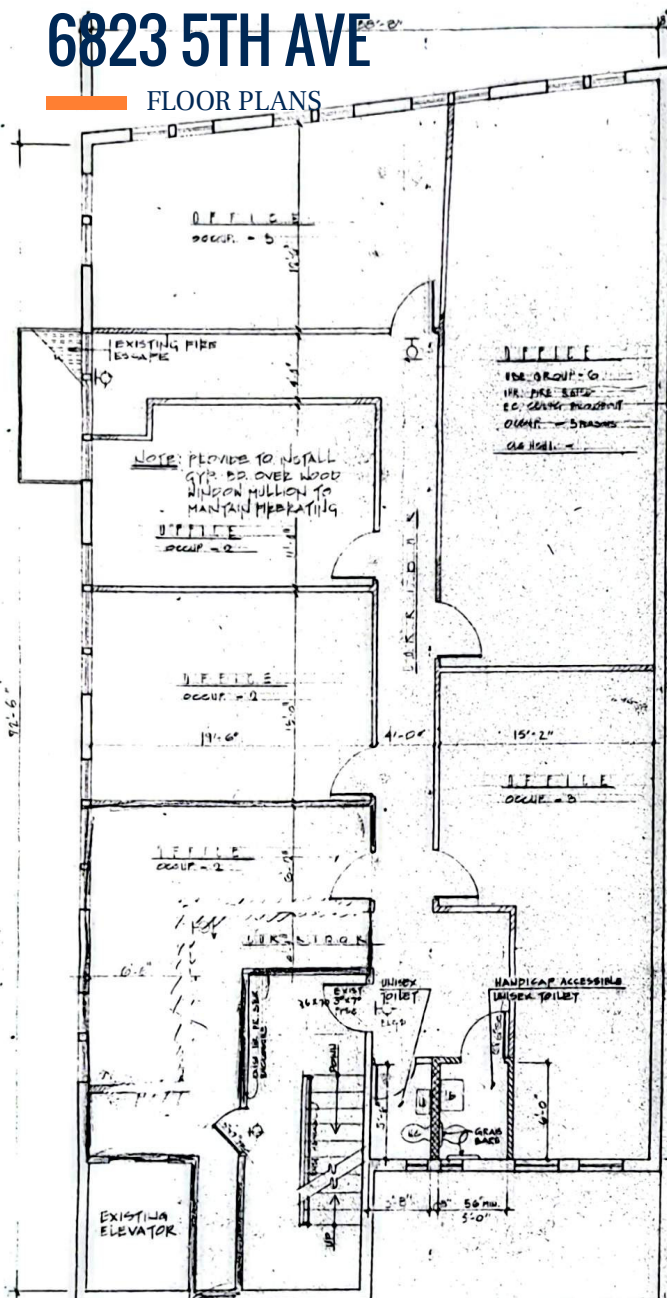
AUTHORIZED SIGNATURE PRESS
 P. Sprattello, P. C.
 LICENSED
 LAND SURVEYOR
 GARDEN CITY PARK, N. Y.
 N. Y. S. LIC. NO. 45017

BAY RIDGE AVENUE

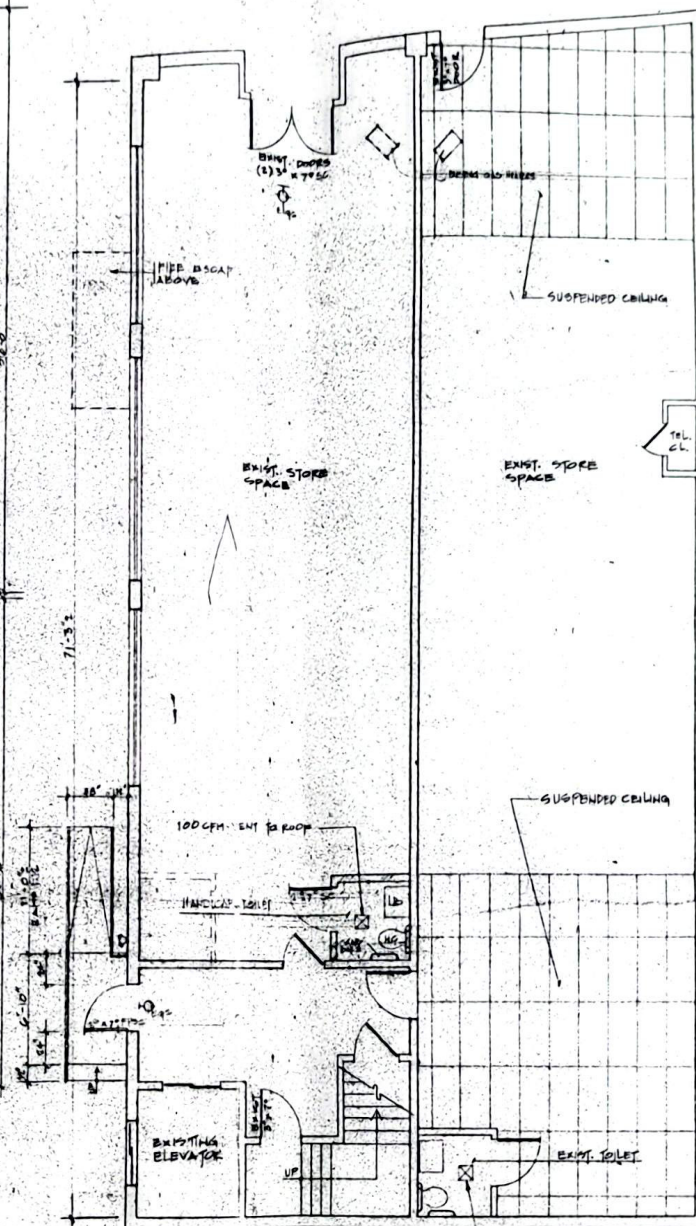
RES=RESIDENCE, O.L.=ON LINE, E/S=EAST SIDE, N/S=NORTH SIDE, W/S= WEST SIDE, S/S=SOUTH SIDE, RET=RETAINING, BLDG.=BUILDING, CL.= CLEAR

6823 5TH AVE

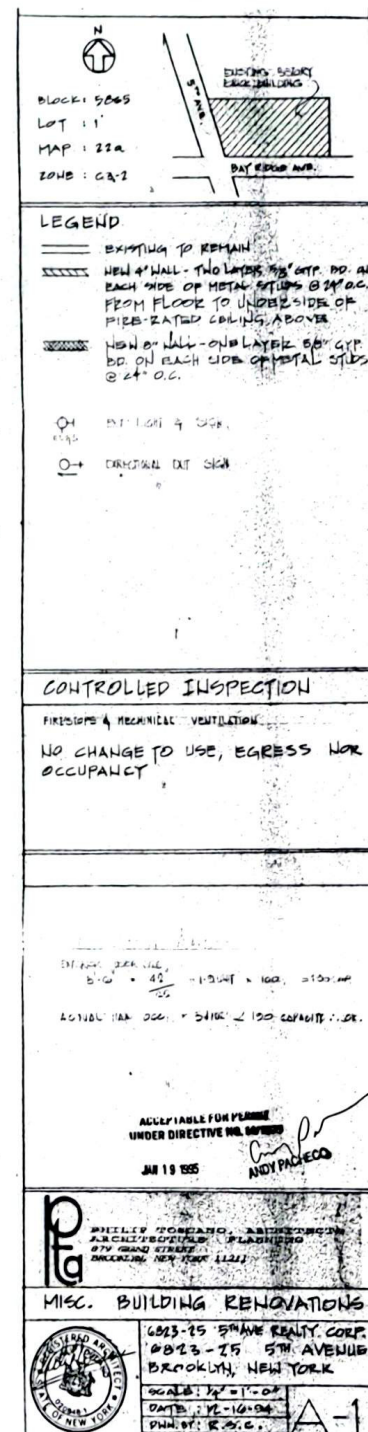
FLOOR PLANS



SECOND AND THIRD FLOOR PLAN

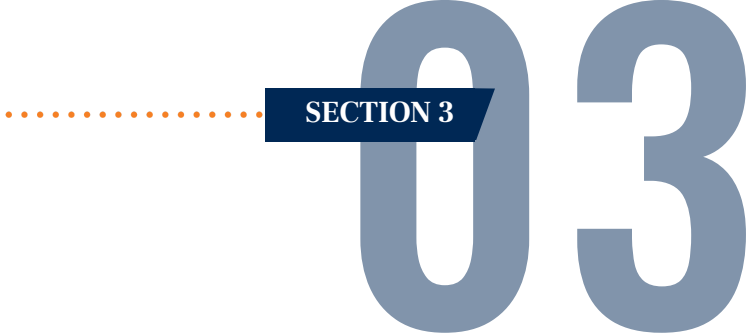


FIRST FLOOR PLAN









SECTION 3



FINANCIAL ANALYSIS

Financial Details
Sale Comps Summary

Marcus & Millichap



6823 5TH AVE

FINANCIAL DETAILS

SUMMARY		
Price	\$5,900,000	
Down Payment	\$5,900,000	100%
# of Commercial Suites	#REF!	
Price Per SqFt	\$513.04	
Lot Size (SqFt)	3,130	
Rentable SqFt	11,500	
Approx. Year Built	1920/2017	

	Current	Year 1
CAP Rate	-1.60%	7.70%
Cash-on-Cash	-1.60%	7.70%
Debt Coverage Ratio	0.00	0.00

Financing	1st Loan
Loan Amount	\$0
Loan Type	New Loan
Interest Rate	0.00%
Amortization	0 Years
Year Due	2025

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation represe.

# OF SUITES	TYPE	GLA	CURRENT RENT	PRO FORMA RENT
#REF!	Office	6,000	\$0	#REF!
#REF!	Retail	5,500	\$0	#REF!

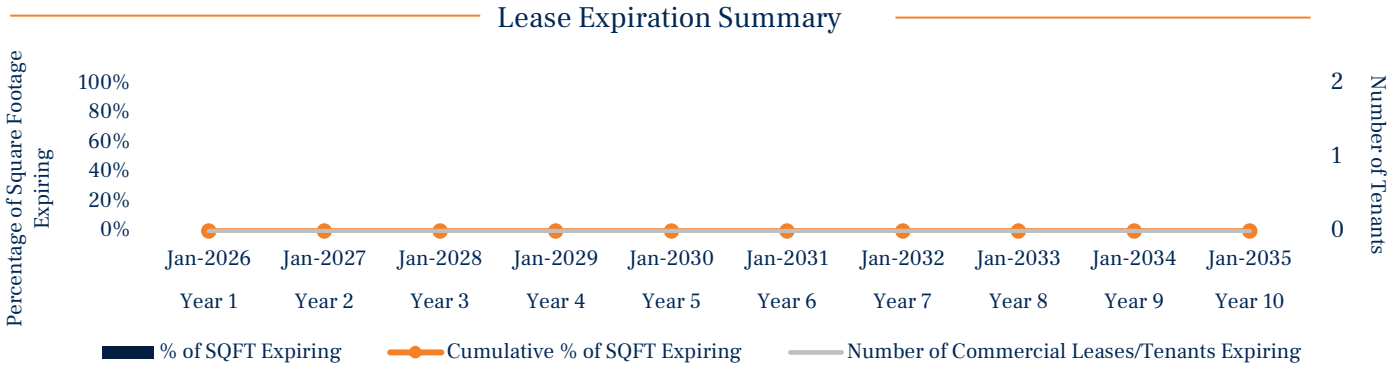
OPERATING DATA				
INCOME		Current		Year 1
Office Suites				
Gross Scheduled Rent		\$0		\$240,000
Expense Reimbursements		\$0		\$0
All Other Income		\$0		\$0
Vacancy	0.0%	\$0	0.0%	\$0
Retail Suites				
Gross Scheduled Rent		\$0		\$254,004
Expense Reimbursements				\$74,456
All Other Income		\$0		\$0
Vacancy	0.0%	\$0	0.0%	\$0
Effective Gross Income		\$0		\$328,460
Combined Effective Gross Income (CEGI)		\$0		\$568,460
Less: Expenses		(\$94,436)		(\$113,960)
Net Operating Income		(\$94,436)		\$454,500
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		(\$94,436)		\$454,500
Debt Service		\$0		\$0
Net Cash Flow After Debt Serv	-1.60%	(\$94,436)	7.70%	\$454,500
Principal Reduction		\$0		\$0
Total Return	-1.60%	(\$94,436)	7.70%	\$454,500

EXPENSES	Current	Year 1
Real Estate Taxes	\$71,986	\$74,456
Insurance	\$12,000	\$12,000
Utilities - Combined	\$3,000	\$3,000
Operating Expenses - Combined	\$7,450	\$7,450
Operating Reserves	\$0	\$0
Management Fee	\$0	\$17,054
Total Expenses	\$94,436	\$113,960

6823 5TH AVE

FINANCIAL DETAILS

COMMERCIAL			%							DESCRIPTION
TENANT NAME	TYPE	SQUARE FEET	BLDG SHARE	LEASE TERM	RENT PER SQ. FT.	TOTAL RENT PER MONTH	CHANGES ON	CHANGES TO		OPERATING SYSTEM REIMBURSEMENTS
	Retail	4,000	34.78%	to	\$0.00	\$0	Dec-2026	\$12,667		RE Taxes to be prorated and paid for by tenants
	Retail	1,500	13.04%	to	\$0.00	\$0	Dec-2026	\$8,500		RE Taxes to be prorated and paid for by tenants
	Office	3,000	26.09%	to	\$0.00	\$0	Dec-2026	\$10,000		RE Taxes to be prorated and paid for by tenants
	Office	3,000	26.09%	to	\$0.00	\$0	Dec-2026	\$10,000		RE Taxes to be prorated and paid for by tenants
Subtotal	Office	6,000	52.17%			\$0				
Subtotal	Retail	5,500	47.83%			\$0				
Total		11,500				\$0				
Occupancy	Office:			- Not Used -:	0.00%					
Total Annualized Rent						\$0				



6823 5TH AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		NOTES	PER UNIT	PER SF
Office							
Gross Scheduled Rent	0		240,000				40.00
Effective Gross Income	\$0		\$240,000				\$40.00
Retail							
Gross Scheduled Rent	0		254,004				46.18
Expense Reimbursements			74,456				13.54
Effective Gross Income	\$0		\$328,460				\$59.72
Combined EGI	\$0		\$568,460				\$49.43
EXPENSES							
	Current	% of CEGI	Year 1	% of CEGI	NOTES		PER SF
Real Estate Taxes	71,986	0.0%	74,456	13.1%		6.26	6.47
Insurance	12,000	0.0%	12,000	2.1%		1.04	1.04
Utilities - Electric	1,200	0.0%	1,200	0.2%		0.10	0.10
Utilities - Water & Sewer	1,800	0.0%	1,800	0.3%		0.16	0.16
S Elevator	2,100	0.0%	2,100	0.4%		0.18	0.18
Repairs & Maintenance	2,500	0.0%	2,500	0.4%		0.22	0.22
L Alarm Service	850	0.0%	850	0.1%		0.07	0.07
M Legal & Accounting Fees	2,000	0.0%	2,000	0.4%		0.17	0.17
Management Fee	0	3.0%	17,054	3.0%		0.00	1.48
Total Expenses	\$94,436		\$113,960			\$8.21	\$9.91
Expenses as % of Combined EGI		0.0%		20.0%			
Net Operating Income	-\$94,436		\$454,500				\$39.52

Notes and assumptions to the above analysis are on the following page.

6823 5TH AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	GROSS SF	PRICE/SF	# OF UNITS	# OF SUITES	CLOSE
★	6823 5th Ave Brooklyn, NY 11220	\$5,900,000	0.00%	11,479 SF	\$513.98	4	-	On Market
	SALE COMPARABLES	PRICE	CAP RATE	GROSS SF	PRICE/SF	# OF UNITS	# OF SUITES	CLOSE
A	1017-1021 45th St Brooklyn, NY 11219	\$7,000,000	-	11,316 SF	\$618.59	-	-	03/31/2026
B	8901 3rd Ave Brooklyn, NY 11209	\$2,900,000	-	5,500 SF	\$527.27	-	-	02/11/2026
C	1022-1024 43rd St Brooklyn, NY 11219	\$4,200,000	-	6,265 SF	\$670.39	-	-	01/07/2026
D	839 57th St Brooklyn, NY 11220	\$3,700,000	5.75%	6,150 SF	\$601.63	-	-	06/27/2025
E	675 58th St Brooklyn, NY 11220	\$4,060,000	-	7,248 SF	\$560.15	-	-	03/04/2025
F	Multi-Property Sale 9512 3rd Ave Brooklyn, NY 11209-6813	\$4,975,965	-	8,400 SF	\$592.38	-	-	11/05/2024
G	819 54th St Brooklyn, NY 11220	\$3,380,000	-	6,395 SF	\$528.54	-	-	06/06/2024
	AVERAGES	\$4,316,566	5.75%	7,325 SF	\$585.56	-	-	-