

# AVAILABLE

**8610 Flatlands Avenue, Brooklyn, New York 11236**

AERIAL VIEW



PHOTO



## CONTACT:

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## BUILDING SPECIFICATIONS

- BLDG APPROX. 11,700 SQ. FT.
- LOT APPROX. .27 ACRES
- HAND CAR WASH
- PRICE UPON REQUEST
- ZONED R5
- BLDG IS A YEAR AND HALF OLD

## DEMOGRAPHICS

| <u>Radius</u>   | <u>¼ Mile</u> | <u>½ Mile</u> | <u>1 Mile</u> |
|-----------------|---------------|---------------|---------------|
| Population      | 7,655         | 28,286        | 93,670        |
| # of Households | 2,456         | 9,049         | 31,202        |
| Avg. HH Income  | \$62,177      | \$57,997      | \$56,643      |

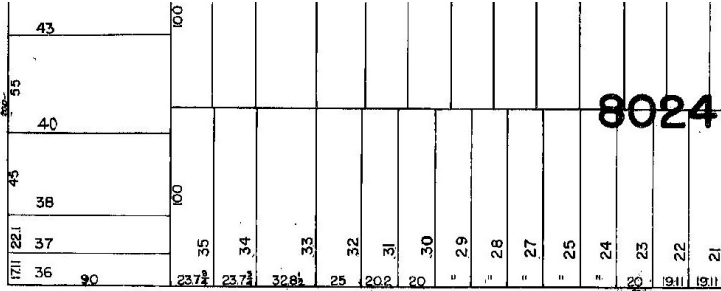


March 18, 2009

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**TAX MAP/AREA MAP**

**AVE.**

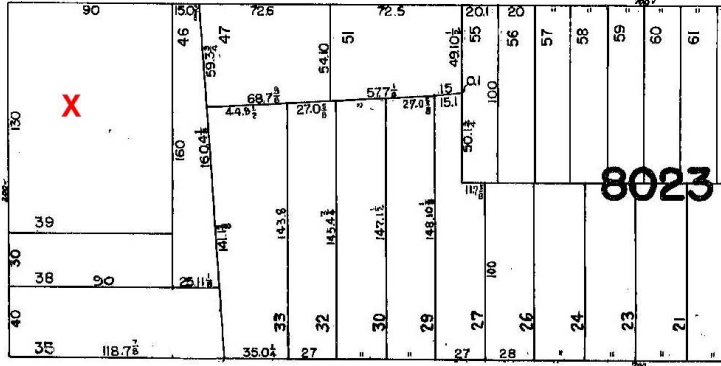


**8024**

**E.**

**87<sup>TH</sup>**

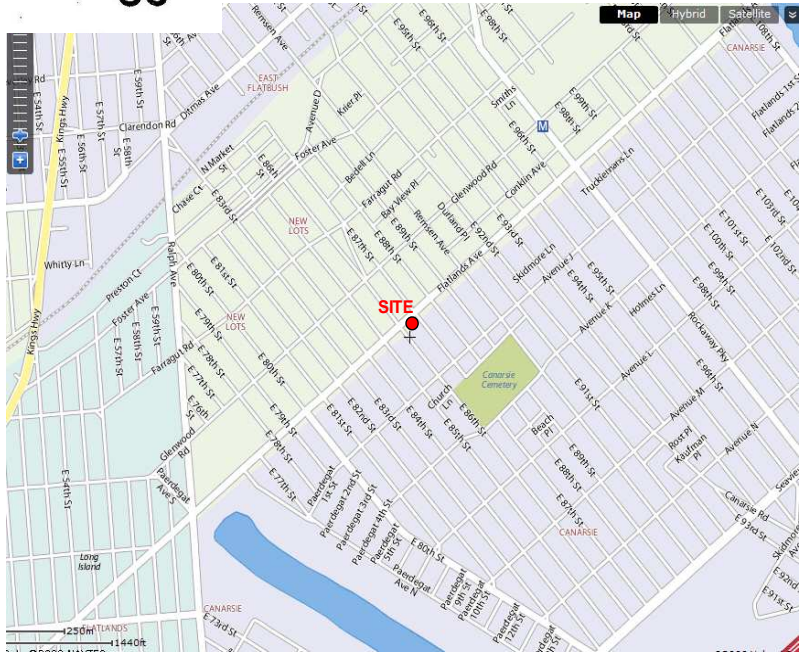
**FLATLANDS**



**8023**

**E.**

**86<sup>TH</sup>**



**AGENT:**  
  
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## INCOME & EXPENSES

### Expense Report 1/1/08-12/31/08

|                   |    |            |
|-------------------|----|------------|
| Electricity       | \$ | 42,000.00  |
| Gas               | \$ | 24,000.00  |
| Salary            | \$ | 228,300.00 |
| Sanitation        | \$ | 2,640.00   |
| Uniforms          | \$ | 4,160.00   |
| Car Wash supplies | \$ | 29,400.00  |
| Lube Supplies     | \$ | 112,900.00 |
| Store Supplies    | \$ | 67,400.00  |
| Water Bill        | \$ | 1,500.00   |
| Property Tax      | \$ | 11,000.00  |
| Insurance         | \$ | 7,000.00   |
| Workmans Comp     | \$ | 1,500.00   |
| Telephone         | \$ | 1,200.00   |
| Cable             | \$ | 780.00     |
| Accountant Fees   | \$ | 2,000.00   |
| Sales Tax         | \$ | 6,000.00   |
| Rent              | \$ | 144,000.00 |
| Advertising       | \$ | 4,000.00   |
| Maintenance       | \$ | 5,000.00   |
| Licensing         | \$ | 2,000.00   |
| Misc Supplies     | \$ | 6,000.00   |
| Misc Costs        | \$ | 3,800.00   |
| Total             | \$ | 706,580.00 |

#### INCOME:

\$934,000 PER YEAR (CAR WASH & LUBE CENTER)



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