



221 ROEBLING STREET

LOCATED BETWEEN SOUTH 2ND AND SOUTH 3RD STREETS

Prime Location in Williamsburg, Brooklyn. Near the L, J and M trains. This property is a 3.5 story building with three legal apartments, a large backyard, and an attic with windows. It has a full basement with 8 foot ceilings. The property has strong architectural features and is built 20 feet wide by 30 feet in depth. It has a gross square footage of approx. 2,400 SF with an additional 1,845 Sf of air rights. Located in the heart of South Williamsburg one stop from the City. **Delivered Vacant**

\$2,100,00.00

RENT ROLL

3 UNITS	ACTUAL	POTENTIAL	BEDS	STATUS	LEASE EXP
3 BED GARDEN DUPLEX	VAC/PROJ	\$4,500.00	1,200 SF	FM	N/A
2 BED	VAC/PROJ	\$3,700.00	600 SF	FM	N/A
3 BED DUPLEX	VAC/PROJ	\$4,500.00	1,200 SF	FM	N/A

Total Monthly Income	\$000,000.00	\$12,700.00
Gross Annual Income	\$000,000.00	\$152,400.00

EXPENSES ACTUAL

Real Estate Taxes 06/15	\$1,400.00
Insurance	\$2,000.00
Electric	\$0.00
Water / Sewer	\$2,000.00
Repairs / Super	\$2,500.00
Management 5%	\$6,900.00
Heating	\$0.00
Total Annual Expenses	\$14,800.00

INCOME ACTUAL POTENTIAL

Gross Annual Income	\$000,000.00	\$152,400.00
Less Total Expenses	\$000,000.00	\$16,000.00
Net Operating Income	\$000,000.00	\$136,400.00

LICENSED BROKER & PRESIDENT DANIEL BARCELOWSKY

PHONE : 646.373.7944
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BLOCK - LOT	02420-0003
LOT DIMENSION	20 X 75'
LOT SF	1,500
STORIES	3.5
UNITS	3
YEAR BUILT	1901
ZONING	R6,C2-3
BUILDING DIMENSIONS	20 X 30
BUILDING SF	1,800
FAR	.243
POTENTIAL CAP RATE	6.5%

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