

MIXED-USE BUILDING IN PRIME WILLIAMSBURG • 20' FRONTAGE• TURN-KEY GUT RENOVATED RESIDENTIAL UNITS



303 BEDFORD AVENUE

LOCATED BETWEEN S 1ST STREET AND S 2ND STREET

- A 20' wide 2-family three-story mixed-use building.
- The property was fully gutted and recently renovated with beautiful brass fixtures, black cabinetry, white oak floors, integrated dishwashers, and washer/dryer units.
- The property has a store on the ground floor, currently occupied by a bar. This floor has access to the backyard.
- The second floor is a spacious three-bedroom, two bathroom floor-through apartment.
- The third floor is also a three-bedroom, two bathroom floor-through apartment.
- Tenants pay for heat. Building is all electric.
- Commercial tenants pay for a third of the Real Estate Taxes.
- There is easy access to the city via the J, M, and Z trains on Marcy Ave, and L train on Bedford Ave.

\$5,000,000

LICENSED BROKER & PRINCIPAL

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RENT ROLL

UNITS	LAYOUT	STATUS	ACTUAL
RETAIL	N/A	N/A	\$12,200.35
APT 2	3/2	FM	\$7,150.00
APT 3	3/2	FM	\$7,000.00

Actual Gross Annual Income: \$316,204.00

Potential Gross Annual Income: \$373,800.00

EXPENSES	APPROXIMATE
Real Estate Taxes:	\$ 2,878.00
Insurance:	\$ 4,320.00
Water/Sewer:	\$ 2,400.00
Repairs:	\$ 3,000.00
Super:	\$ 5,000.00
Management:	\$12,238.00
Electric:	\$ 2,500.00
Vacancy (4% Residential, 3% Commercial):	\$11,213.00
Tax Reimbursements:	-\$959.00

TOTAL APPROXIMATE ANNUAL EXPENSES: \$ 42,590.00

INCOME	ACTUAL
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NET OPERATING INCOME: \$273,614.00

BLOCK/LOT	02406-0005
LOT DIMENSION	20' X 88.5'
LOT SF	1,770
STORIES	3
UNITS	3
YEAR BUILT	1899
ZONING	R6/C2-3
BUILDING DIMENSIONS	20' X 55
BUILDING SF	2,880
FAR	RES - 2.43 / FAC -4.8
ACTUAL CAP RATE/ POTENTIAL CAP RATE	5.47%



