



221 Roebling Avenue

LOCATED BETWEEN SOUTH SECOND & SOUTH THIRD STREET

Perfect for a user who wants to design and build their dream home or investor looking to place their money in one of the safest markets. 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, this is a great user opportunity for someone looking to design their own home and for a buyer who wants a steady, long term investment. **Delivered Vacant.**

BUILDING FOR SALE • WILLIAMSBURG • PRIME INVESTMENT OPPORTUNITY

RENT ROLL

3 UNITS		Potential	Beds	Status	Lease Exp.
3 bedroom Gardes Apt Duplex	Projected Rent	\$4,500.00	1,200 SF	FM	Vacant
2 bedroom	Projected Rent	\$3,700.00	600 SF	FM	Vacant
3 bedroom Duplex	Projected Rent	\$4,500.00	1,200 SF	FM	Vacant
Total Monthly Income		\$12,700.00			
Gross Annual Income		\$152,400.00			

EXPENSES

Real Estate Taxes (0/2015)	\$1,400.00
Insurance	\$2,000.00
Electric/Heat (separately metered)	\$3.00
Water/Sewer	\$2,000.00
Repairs & Super	\$2,500.00
Management - 5%	\$6,900.00
Total Annual Expenses	\$14,800.00

INCOME

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

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%



LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

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\$2,100,000



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