

# **143 KINGSLAND**

WILLIAMSBURG | BROOKLYN

Six-Unit Multifamily  
For Sale

Prepared by:  
The Luxury Alliance Team  
SERHANT.

Confidential Offering Memorandum  
For Qualified Investors Only

# 143 KINGSLAND

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# Executive Summary

143 Kingsland Avenue – Six-Unit Multifamily in Williamsburg, Brooklyn

**143 Kingsland Avenue** is ground up six family opportunity in Williamsburg, Brooklyn, offering investors a fully turnkey multifamily asset in one of Brooklyn's fastest evolving rental markets.

This modern building features a well balanced mix of one, two, and three bedroom residences, of all which are free market, designed with clean contemporary finishes, efficient layouts, and strong long term appeal. 143 Kingsland Ave delivers the rare advantage of minimal near term capital expenditure, making it an ideal acquisition for an investor seeking stable performance and durable value growth.

Positioned in Williamsburg, the property benefits from steady renter demand fueled by continued neighborhood momentum. The area has become a true lifestyle destination, surrounded by top dining, cafes, creative and wellness concepts, and everyday conveniences, while remaining exceptionally well connected to Manhattan and the rest of Brooklyn.

As Williamsburg continues to mature as a new development hub, rental activity has followed, supporting strong market fundamentals for investors targeting Brooklyn multifamily.

Delivered vacant and with new C of O.

**Offer Price: \$4,999,999**

# The Property

**143 Kingsland Ave** is a new construction multifamily building offering thoughtful and well-appointed layouts, abundant natural light, and luxury finishes.

## Key Features:

- 6.39% Cap
- All units are free market
- Mix of one-, two-, and three-bedroom units
- Proximity to transportation and major retail corridors
- Ground up new construction being delivered with new C of O

# Unit Mix

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Unit	Layout	Interior SQFT	Exterior	Status	Projected Monthly Rent	Projected Annual Rent	Rental PPSF
1A	2 Bed   1.5 Bath	~1,349	Rear yard	FM	\$7,500	\$90,000	\$66
2A	1 Bed   1 Bath	~400	N/A	FM	\$3,800	\$45,600	\$114
2B	1 Bed   1 Bath	~400	N/A	FM	\$3,800	\$45,600	\$114
3A	1 Bed   1 Bath	~400	N/A	FM	\$3,900	\$46,800	\$117
3B	1 Bed   1 Bath	~400	Balcony	FM	\$4,000	\$48,000	\$120
4A	3 Bed   2 Bath	889	Balcony & Roof Deck	FM	\$6,500	\$78,000	\$87

# Financial Pro Forma

143 Kingsland Avenue						
Unit	Bed	Bath	Exterior	Rent	Annual Rent	
1A	2	1.5	Backyard	\$7,500	\$90,000	
2A	1	1	N/A	\$3,800	\$45,600	
2B	1	1	N/A	\$3,800	\$45,600	
3A	1	1	N/A	\$3,900	\$46,800	
3B	1	1	Balcony	\$4,000	\$48,000	
4A	3	2	Balcony & Roof	\$6,500	\$78,000	
<b>Effective Gross Income</b>					<b>\$354,000</b>	
<b>Estimated Annual Op Ex</b>					<b>\$34,400</b>	
<b>Net Operating Income</b>					<b>\$319,600</b>	
<b>CAP Rate @ Offer Price: 6.39%</b>				<b>Offer Price:</b>	<b>\$4,999,999</b>	

Estimated Annual Op Ex	
<b>Tax</b>	\$20,000
<b>Water &amp; Sewer</b>	\$4,000
<b>Super</b>	\$3,000
<b>Electric</b>	\$1,400
<b>Insurance</b>	\$6,000
<b>Total</b>	<b>\$34,400</b>

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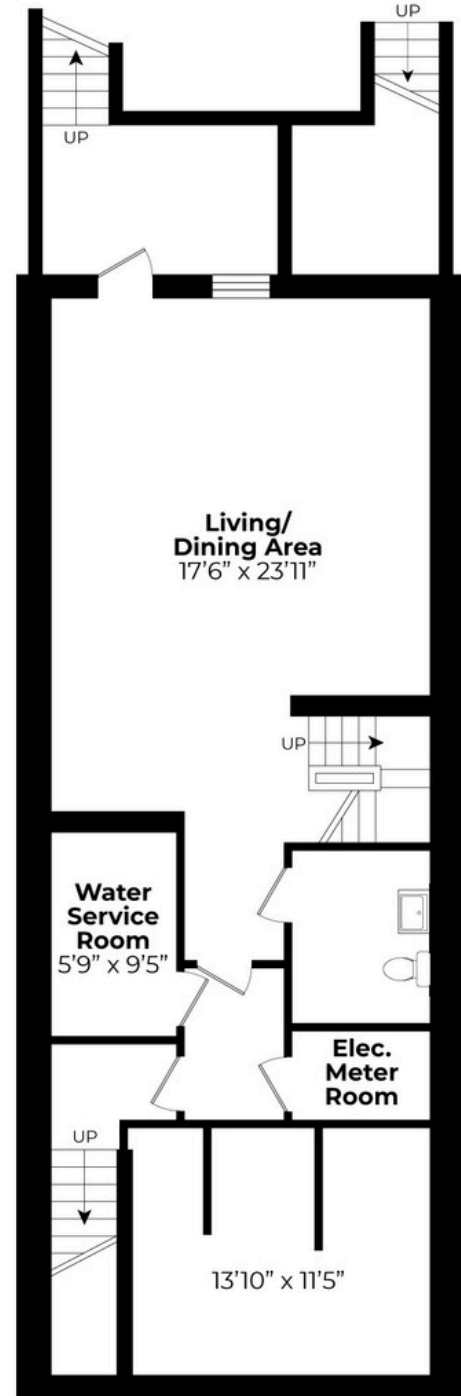
# Floor Plan

## 143 KINGSLAND

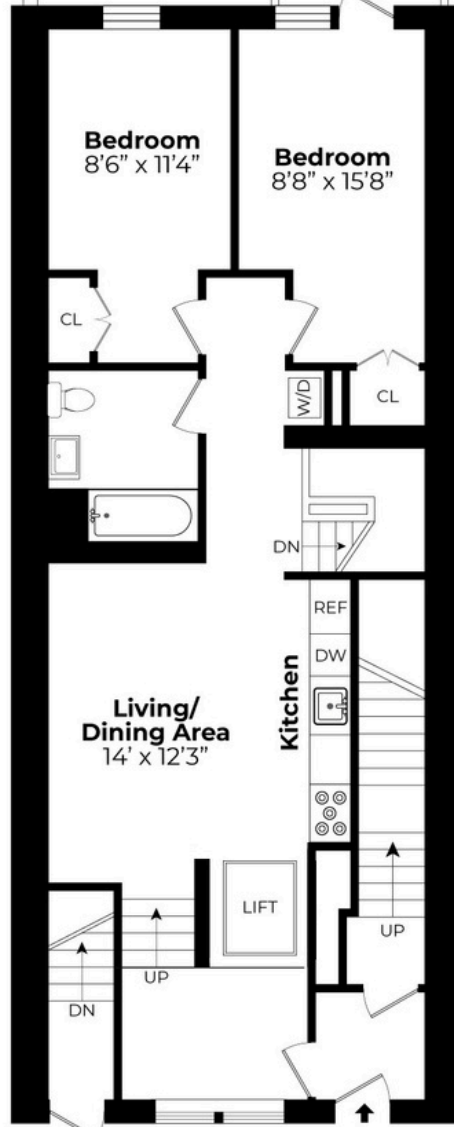
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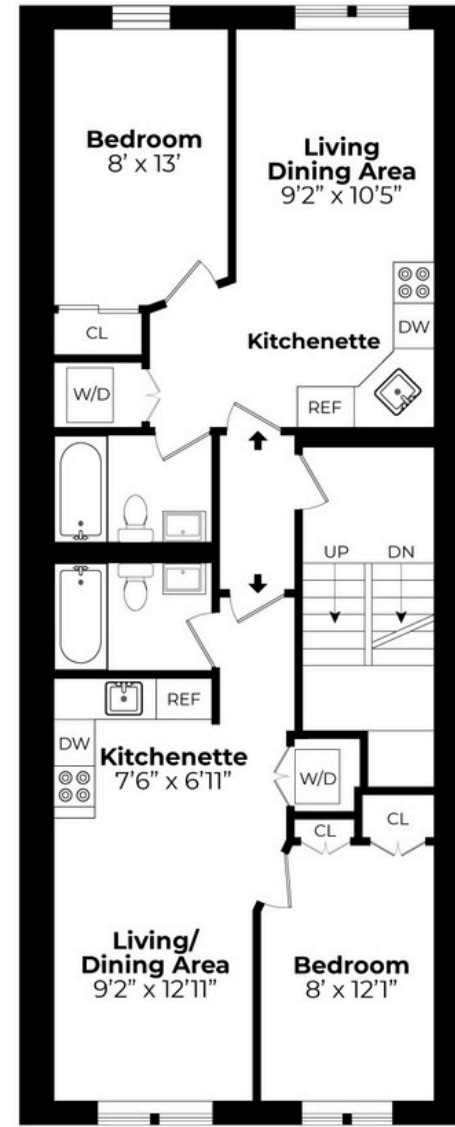
Rear Yard  
18'4" x 40'3"



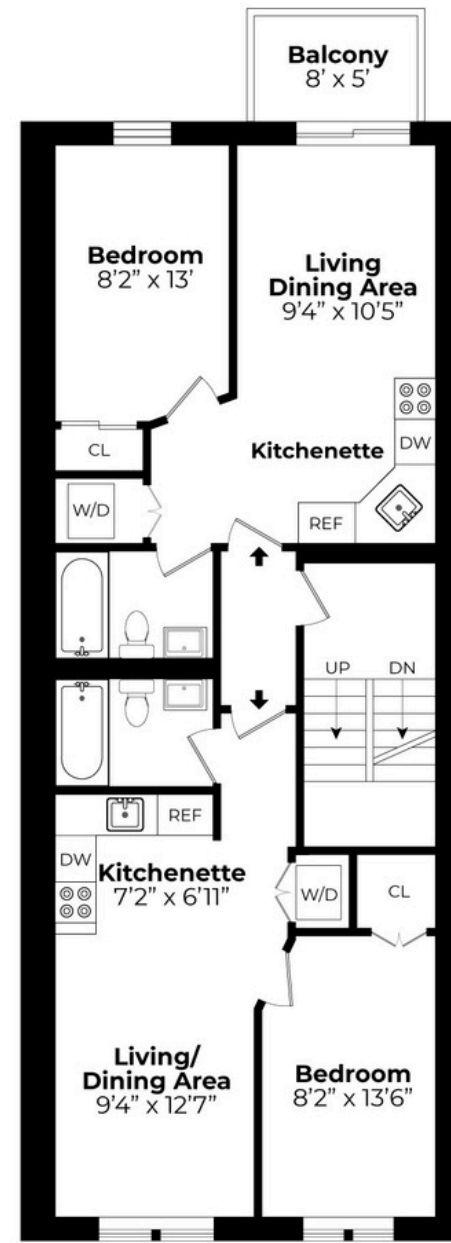
Cellar



First Floor



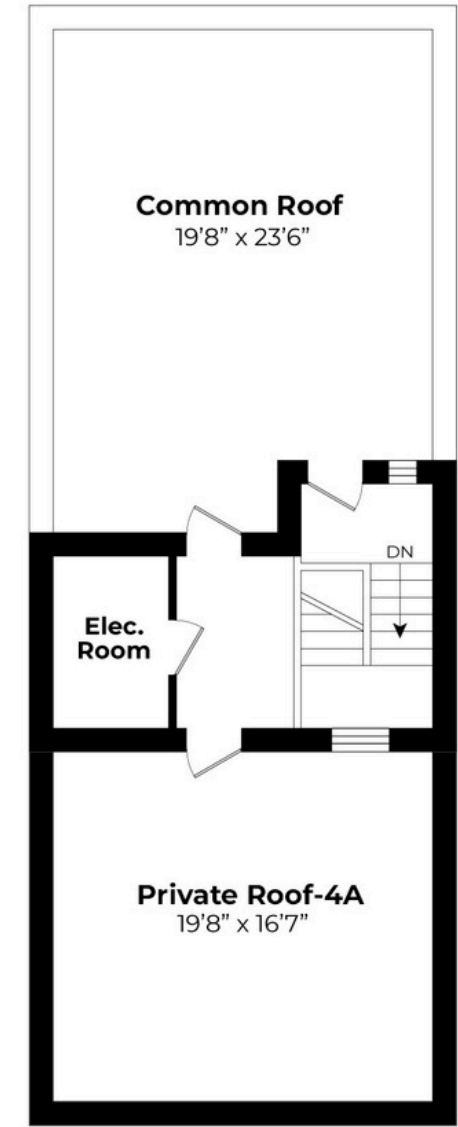
Second Floor



Third Floor



Fourth Floor



Roof

# Sales & Rental Comps

## Rental Comps

Address	Unit	Bed	Bath	Rented	Rent	Notes	Comp For
45 Hausman Street	1	2	1.5	10/2/2025	\$7,000	Ground floor duplex with rec room & backyard	143 Kingsland 1A
203 Richardson Street	4A	3	2	7/31/2025	\$6,200	7 Unit Building - Unit comes with a private rooftop	143 Kingsland 4A
6 Monitor Street	3B	1	1	9/30/2025	\$3,625	8 Unit Building - Unit is simialr to our 1BRs. Listed initially for \$4100 and leased 6 weeks later for \$3625	143 Kingsland 2A, 2B, 3A, 3B
17 Monitor Street	1N	1	1	9/18/2005	\$3,650	Was listed and rented within a week at \$3,650. Older, could use some work	143 Kingsland 2A, 2B, 3A, 3B
131 Kingsland Avenue	3R	1	1	11/3/2025	\$3,500	Newer Build (2022) 8 Unit Building. No w/d in unit. This property has a common roof deck	143 Kingsland 2A, 2B, 3A, 3B

## Recent Sales Comps

Address	City	ST	Submarket	Sale Date	Sale Price	Sale CAP	Notes
158 Withers St	Brooklyn	NY	Williamsburg	4/10/2025	\$2,900,000	6.00%	6 Units 100% Free Market. At the time of sale 2 units were vacant yielding an actual CAP Rate of 6.89%. Pro Forma NOI assuming 100% occupancy is 6% CAP.
63 South 9th St	Brooklyn	NY	Williamsburg	10/17/2025	\$6,100,000	6.25%	8 Units New build rental; Closed Q4 2025

# East Williamsburg Market Overview

East Williamsburg has evolved into one of Brooklyn's most dynamic residential and creative corridors, blending industrial heritage with an influx of boutique developments,

loft conversions, and high-end rentals. Its proximity to both Williamsburg and Greenpoint makes it a highly desirable location for young professionals, artists, and long-term residents alike.

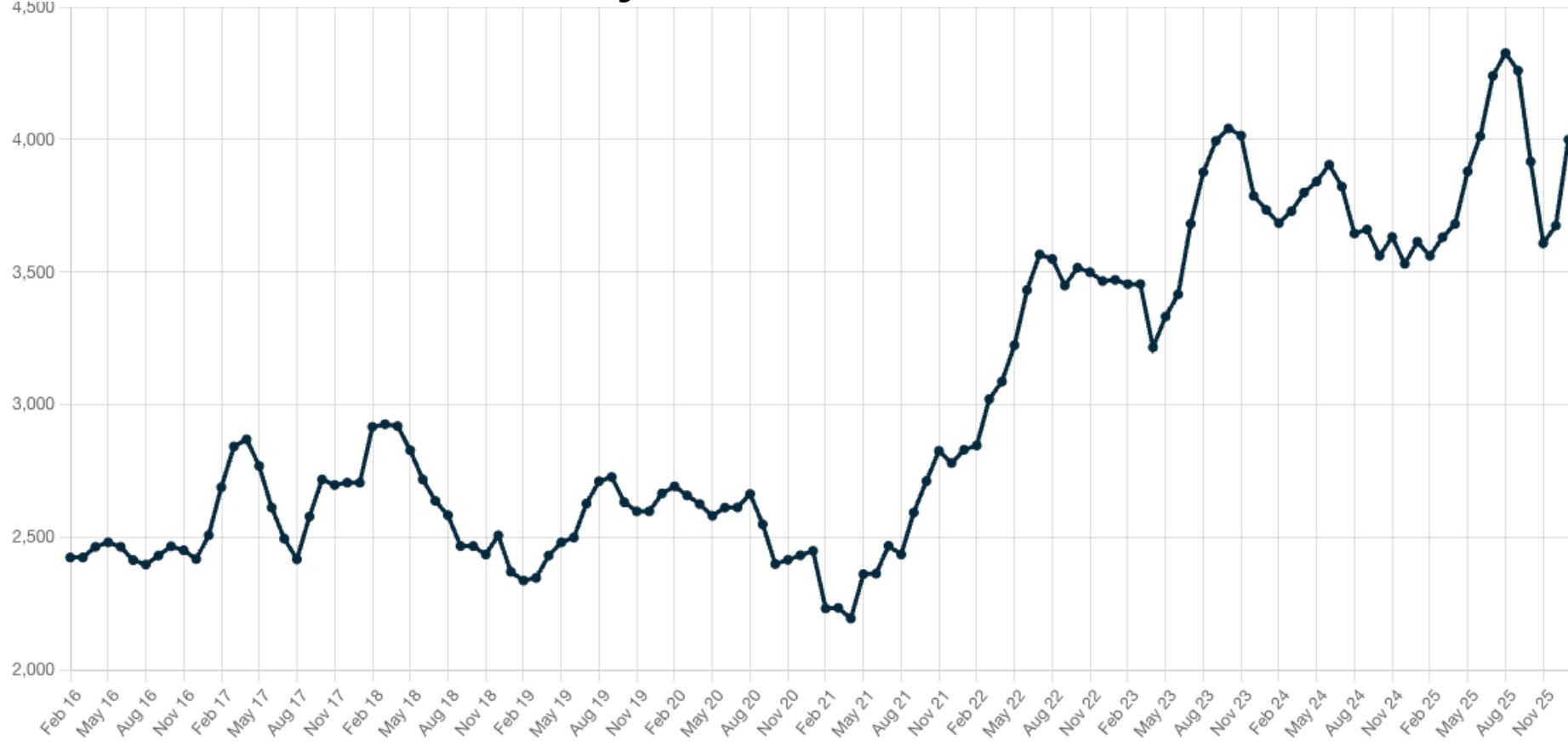
For the apartment units and housing in January 2026, median rents have risen substantially over the last year.

- 1-bedroom rentals prices have increased by \$385 (10.66%) year-over-year from \$3,615 to \$4,000.
- 2-bedroom rentals prices have increased by \$379 (9.19%) year-over-year from \$4,121 to \$4,500.
- 3-bedroom rentals prices have increased by \$720 (15.05%) year-over-year from \$4,780 to \$5,500.

The area benefits from convenient access to major transit lines including the L and G trains, providing easy connectivity to Manhattan and neighboring submarkets. Local amenities such as McCarren Park, Cooper Park, and an expanding array of cafes, galleries, and breweries contribute to its growing popularity.

This location's combination of accessibility, cultural vibrancy, and long-term appreciation potential positions 143 Kingsland Avenue as a strong addition to any multifamily portfolio.

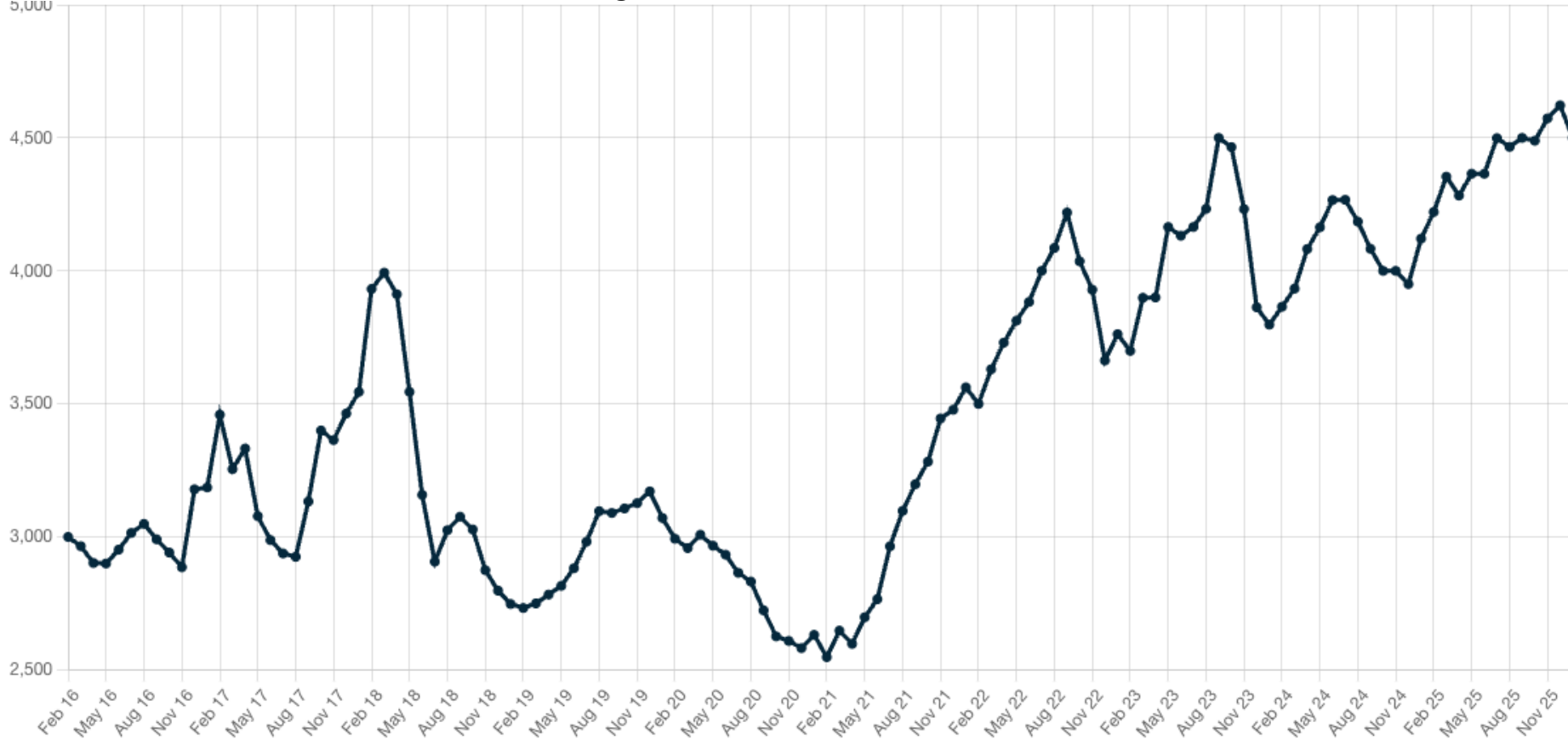
**One Bedroom Rental History**



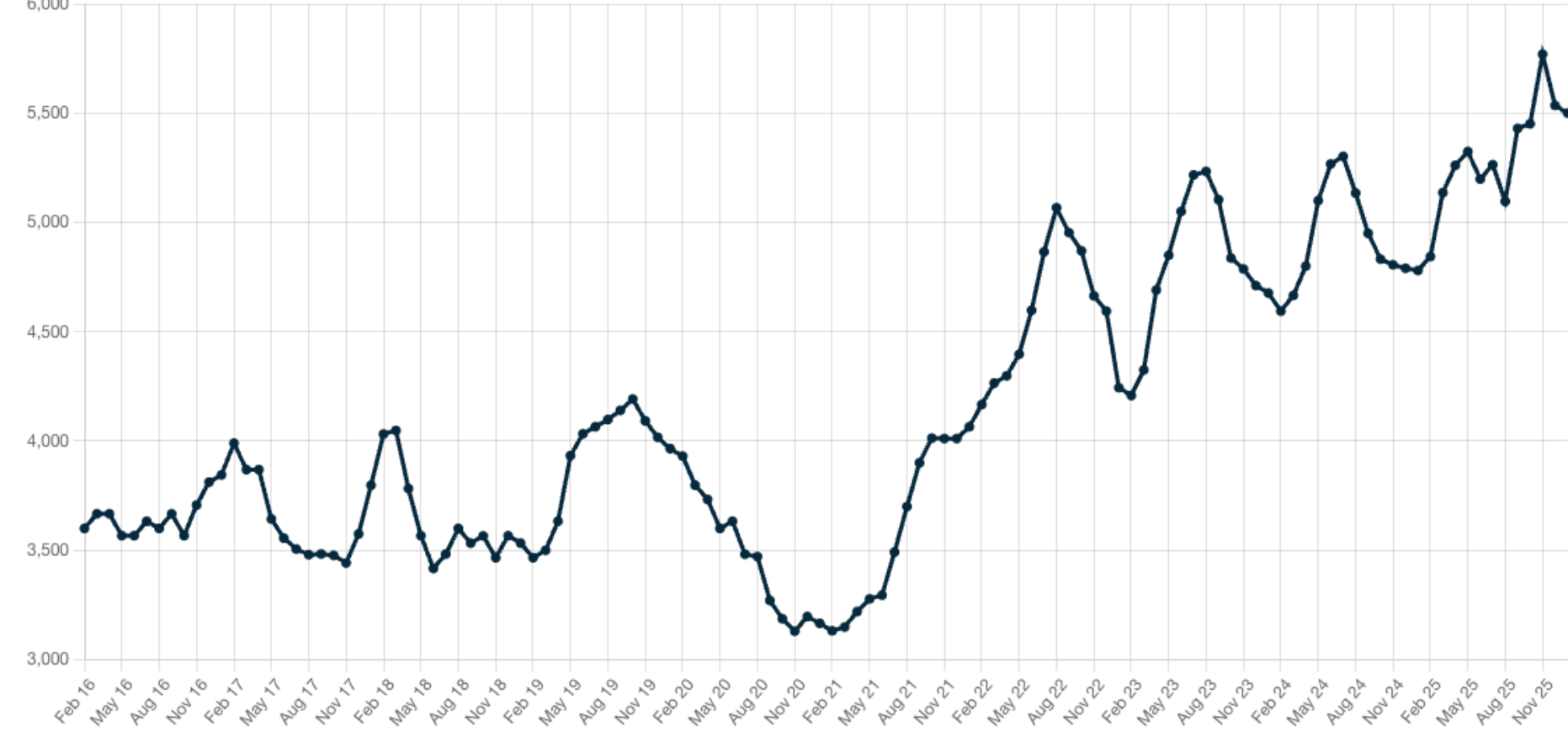
# East Williamsburg

Historical Rental Data

**Two Bedroom Rental History**



**Three Bedroom Rental History**



# Neighborhood Overview

Located in the heart of Williamsburg, **143 Kingsland Avenue** benefits from one of North Brooklyn's most active and steadily improving rental markets. Historically shaped by industrial and low density commercial use, the neighborhood has increasingly transitioned into a residential destination, driven by sustained new development activity, ongoing infrastructure improvements, and close proximity to established lifestyle hubs including Williamsburg, Bushwick, and Greenpoint.

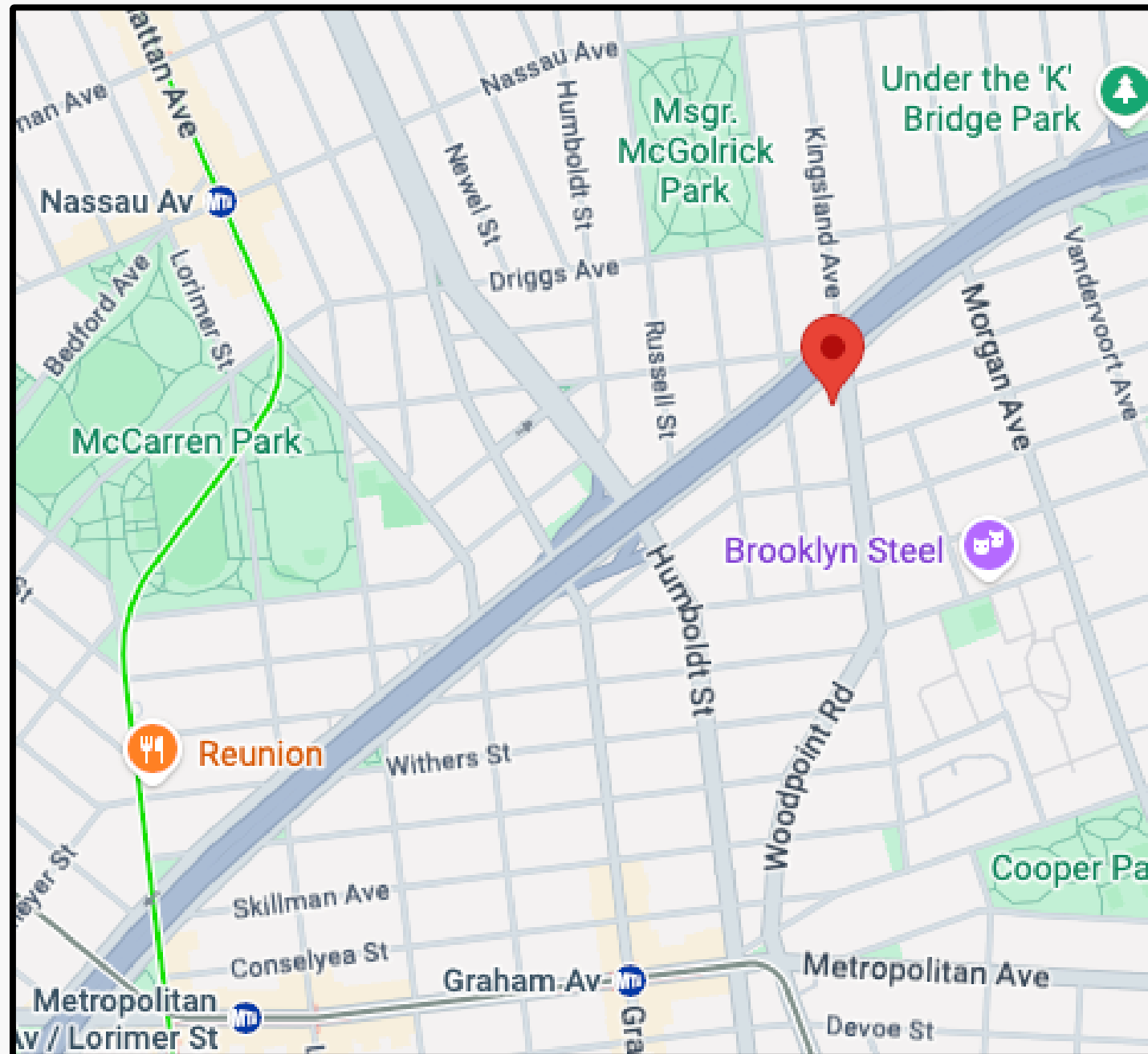
Demand for new construction rentals has strengthened as tenants continue to prioritize modern finishes, efficient layouts, and in unit conveniences. New development product in the area consistently attracts renters seeking a higher quality living experience while remaining within close reach of major transit lines and employment centers throughout Manhattan and Brooklyn.

The neighborhood is further supported by a rapidly expanding social and lifestyle ecosystem, with a growing concentration of independent cafés, destination restaurants, fitness studios, and creative retail. This continued amenity growth, paired with strong connectivity, has reinforced Williamsburg's broader momentum and sustained tenant demand for high quality, newly delivered rental buildings.

# Location Overview

15 minutes to Manhattan

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## Points of Interest

### Subway:

L Train at Graham Ave, G Train at Nassau Ave

**Parks:** McGolrick Park, McCarren Park, Cooper Park

**Venues:** Brooklyn Steel Music Venue, Avant Gardner,

### Cafes & Restaurants:

FourFiveSix, Ringolevio, The Drift, Sunset Diner, Larry's Ca Phe, Bernie's, Win Son, Reclamation Bar, Grace & Ruby's

# THE TEAM



Alexandra Newman  
Founder  
Licensed Real Estate Salesperson  
646.653.0234  
an@serhant.com



Amit Golriz  
Founder  
Licensed Real Estate Salesperson  
516.637.0930  
amit@serhant.com



Gaurab Reja  
Licensed Real Estate Salesperson  
347.752.0180  
gaurab@Serhant.com

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