

143 WILSON AVENUE, BROOKLYN, NY 11237

EXCLUSIVE OFFERING MEMORANDUM

10 Unit Cash Flowing Multifamily



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143 WILSON AVENUE, BROOKLYN, NY 11237

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10 UNIT CASH FLOWING MULTIFAMILY FOR SALE

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10 UNIT CASH FLOWING MULTIFAMILY FOR SALE

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FOR MORE INFORMATION,
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

143 WILSON AVENUE





OFFERING PRICE
\$1,600,000

INVESTMENT HIGHLIGHTS

10 Apartments
of Units

4,500
Approx. SF

8.16%
Current Cap Rate

9.55%
Pro Forma Cap Rate

\$160,000
Price/Unit

\$356
Price/SF

8.15x
Current GRM

7.25x
Pro Forma GRM

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INCOME & EXPENSES

UNIT	TYPE	BEDROOM COUNT	CURRENT	LEGAL
1L	RS	1 BR	\$922	\$922
1R	RS	1 BR	\$848	\$848
2LF	RS	Studio	\$1,281	\$1,446
2RF	RS	Studio	\$2,055	\$3,141
2LR	RS	Studio	\$1,647	\$1,647
2RR	RS	Studio	\$2,064	\$2,463
3LR	RS	Studio	\$2,038	\$2,038
3RR	RS	Studio	\$1,661	\$1,661
3LF	RS	Studio	\$1,835	\$1,835
3RF	RS	Studio	\$2,011	\$2,381
MONTHLY:			\$16,359	\$18,380
ANNUALLY:			\$196,313	\$220,565

	CURRENT	LEGAL
GROSS OPERATING INCOME:	\$ 196,313	\$ 220,565
VACANCY/COLLECTION LOSS (3%):	\$ (5,889)	\$ (6,617)
EFFECTIVE GROSS INCOME:	\$ 190,424	\$ 213,948
REAL ESTATE TAXES (2A):	\$ (13,697)	\$ (13,697)
FUEL:	\$ (6,750)	\$ (6,750)
WATER AND SEWER:	\$ (9,000)	\$ (9,000)
INSURANCE:	\$ (8,500)	\$ (8,500)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (7,500)	\$ (7,500)
PAYROLL:	\$ (3,600)	\$ (3,600)
MANAGEMENT (3%):	\$ (9,816)	\$ (11,028)
TOTAL EXPENSES:	\$ (59,863)	\$ (61,075)
NET OPERATING INCOME:	\$ 130,561	\$ 152,873

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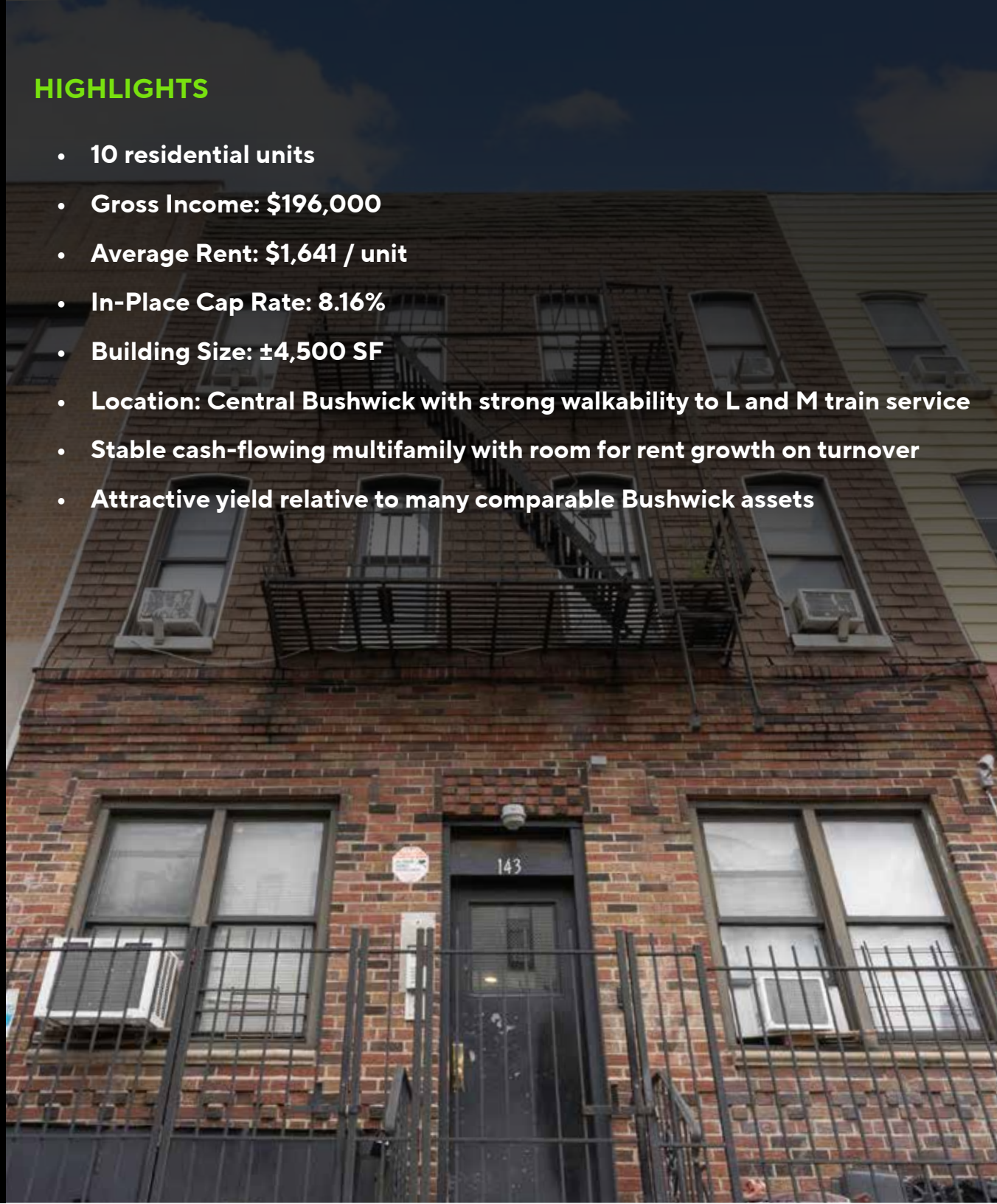
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PROPERTY INFORMATION

143 WILSON AVENUE

HIGHLIGHTS

- 10 residential units
- Gross Income: \$196,000
- Average Rent: \$1,641 / unit
- In-Place Cap Rate: 8.16%
- Building Size: $\pm 4,500$ SF
- Location: Central Bushwick with strong walkability to L and M train service
- Stable cash-flowing multifamily with room for rent growth on turnover
- Attractive yield relative to many comparable Bushwick assets



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 143 Wilson Avenue. The property is a solid 10-unit multifamily building located in the heart of Bushwick, Brooklyn. The property offers stable residential income in one of Brooklyn's most active and well-located neighborhoods, with convenient access to both the L and M trains and strong ongoing demand from renters. The building totals approximately 4,500 SF and is currently generating \$196,000 in gross income. Average in-place rents of \$1,641 per unit leave room for continued growth as the neighborhood continues to strengthen. This is a straightforward multifamily asset with attractive current yield and the benefit of being located in a high-demand rental submarket with excellent transit access and limited new supply of similar-scale buildings.

This is a clean, income-producing multifamily play in a neighborhood that continues to attract both renters and investors. Ideal for an investor seeking current cash flow.

BUILDING INFORMATION

BLOCK & LOT:	03209-0002
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Suydam Street & Willoughby Avenue
BUILDING DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	10 Apartments
APPROX. TOTAL SF:	4,500
ZONING:	R6
FAR:	2.2
TAX CLASS / ANNUAL TAXES:	Class 2A / \$13,697

TAX MAP



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PROPERTY MAP





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