

The Element at
Greenpoint
 114 Greenpoint Avenue Brooklyn NY, 11122



Property Information		Revenue	
Purchase Price	\$ 11,000,000	Gross Scheduled Income	\$ 794,532.00
Gross Rent Multiplier	13.74	Vacancy = 0% (Fully Occupied)	\$ -
Capitalization Rate	5%	Annual Laundry Income (approx)	\$ 6000.00
Cost /SF	\$785	Gross Operating Income	\$ 800,532.00
Building Class	D7	Less Expenses @ 32% of GSI	\$ 251,300.00
Year Built	1931	Net Operating Income	\$ 549,232.00
Building Last Altered/ C of O issued	2013	Estimated Annualized Expenses	
Landmark Building	Yes	RE Tax 2024/25	\$ 212,000 .00
Total Units	14	General Liability Insurance	\$ 6,800.00
Residential Units	12	Common Area Electric & Natural Gas	\$ 9,000.00
Commercial Units	2	Water & Sewer	\$ 5,000.00
# of Stories	4	Supers Payroll	\$ 8,000.00
Use	Mixed -Use	Repairs & Maintenance	\$ 9,000.00
Elevator	Yes	Legal & Accounting Fees	\$ 1,500.00
Zoning	R6		
Section Block & Lot	3-2563-19		
Lot Dimensions	50 x 95		
Building Dimensions	50 x 70	Total Expenses	\$ 251,300.00
Residential SF	10,500	FOR FLOORPLANS & PHOTOS VISIT:	
Commercial SF	3,500	WWW.GREENPOINTAVE.COM	
Total SF	14,000		

- Building Amenities**
- 24/7 Indoor & Outdoor Video Surveillance
 - Key Pad & Key Fob Building Access
 - Private Intercom Camera System
 - Elevator
 - Fitness Room
 - Laundry Room
 - Bicycle Storage
 - Spare Key Storage Room
 - Spectrum TWC Cable & Internet Ready
- Residential Interior Features**
- Wide-Plank Rosewood Oak Floors
 - High-End Recessed Lighting
 - Maintenance-Free Silestone Countertops
 - Mosaic Tile Backsplash Design
 - Stainless Steel GE Appliances
 - European Kitchen Cabinetry
 - Oversized Windows & Pre-Installed Blinds
 - Ultra Quiet Ceiling Fans
 - Private Thermostat Temperature Control
 - Mitsubishi Air Conditioning Units
 - Individual Navien Boilers & HW storage tanks
 - Private Video Security Intercom System
 - Flat Screen Wall Mount Reinforcements
 - Heated Bathroom Floors
 - Subway Tile Design
 - Glass Shower Enclosures
 - Kohler Fixtures



Greenpoint, Brooklyn Landmark Elevator Building. 12 Residential Apartments / 2 Storefront Commercial Retail Spaces. 2013 Construction. Natural Gas Fuel. Tenants are separately metered for Electric & Gas

This landmark building has been impeccably restored, as what used to be 2 commercial buildings has been gut renovated in 2012/2013 to be a mixed use luxury residential apartment building comprised of 12 high-end apartments, and 2 commercial retail spaces. The residential apartments consist of (2) 2 BR/2 Bath Duplex Penthouses approx. 1200 SF with Terraces and Private Roof decks, and (10) 1 BR/ 1 Bath apartments approx. 700 SF, of which 3 apartments have Terraces. This elevator building is equipped with a fitness room, bicycle storage area, and laundry room with a laundry card system as added income approx. \$6000/yr. All above listed interior features are included in every apartment, and Tenants are separately metered for Electric & Gas. Each apartment & Retail space has an individual Navien condensing boiler (installed 2024) and hot water storage tank operated by combination heating/ cooling stat with maintenance access from outside the apartments. Each apartment has a stand-alone Mitsubishi air conditioning system and a 2- zone heating system fueled by natural gas with private thermostat control. Each apartment has a private video intercom system and is wired for a private alarm system security. The building is illuminated by high efficiency lighting and was strategically built to provide the owner with energy efficient systems. The building is also upgraded with a constant pressure variable speed domestic water system and a new Building wide lock system with remote Lobby access and individual owner codes for the basement mechanical rooms. This premises is under 24/7 indoor/ outdoor video surveillance, with off -site monitoring by the owner/management.

All photos, floorplans, maps and location details can be found at www.greenpointave.com.

Greenpoint Avenue between Manhattan Avenue & Franklin Avenue. Less than 1 Block to (G)Train, Convenient highway access to the Long Island Expressway, I-495, BQE, I- 278

For more information contact:
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