

BUSHWICK FREE MARKET • SEMI-DETACHED • BUILT IN 2003 • 4-BEDROOM OWNER'S UNIT VACANT • PRIVATE BACKYARD



177 MOFFAT STREET

BETWEEN WILSON AVENUE AND CENTRAL AVENUE

- Built in 2003
- Free-market three-family investment property
- Semi-detached brick building
- **Ground-floor (4-bedroom, 2-bathroom) delivered vacant with an approximately 700 SF private backyard — exceptional owner-user opportunity**
- Two occupied 3-bedroom apartments, upgraded with renovated kitchens, modern bathrooms, and new flooring
- Approx. 2,799 SF building on a 25' x 62.67' lot
- Full basement
- R6 zoning with approximately 642 SF of additional buildable area
- Upgraded common side yard
- Side yard offers potential to construct two additional units (subject to zoning and approvals) or create parking for two vehicles, with estimated additional income potential of approximately **\$1,000 per month (\$12,000 annually) with a \$0 investment.**
- Strong in-place cash flow with significant rental upside
- **Actual Gross Income: \$129,420 | Potential Gross Income: \$142,680**
- **Actual NOI: \$113,012 | Potential NOI: \$140,636.05**
- Low annual property taxes of approximately \$8,451
- Just a 2-minute walk to the L train and 3 minutes from the J & Z
- Prime Bushwick location near many neighborhood amenities
- Modern construction with lower anticipated capital expenditures than comparable older multifamily buildings
- **Owner-User Opportunity: Based on a 6.25% mortgage rate, approximately \$6,990/month in rental income helps offset your monthly mortgage payment.**

LICENSED BROKER & PRINCIPAL

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RENT ROLL

UNIT	ACTUAL	POTENTIAL	BEDS
1	\$3,795.00(VACANT)	\$4,061.00	4/2/YARD
2	\$3,750.00	\$4,013.00	3/1
3	\$3,240.00	\$4,013.00	3/1
PARKING		\$1,000.00	2 SPOTS

Actual Gross Annual Income: \$ 157,044.00
Potential Gross Annual Income: \$ 138,480.00

EXPENSES APPROXIMATE

Real Estate Taxes:	\$8,451.20
Insurance:	\$2,628.75
Water/Sewer:	\$1,224.00
Electric:	\$504.00
Maintenance:	\$3,600.00

TOTAL ANNUAL EXPENSES: \$16,407.95

INCOME	ACTUAL	POTENTIAL
Gross Annual Income:	\$129,420.00	\$ 157,044.00
Less Total Expenses:	\$ 16,407.95	\$ 16,407.95
NET OPERATING INCOME:	\$ 113,012.05	\$ 140,636.05

\$2,150,000

BLOCK/LOT	03441-001
LOT DIMENSION	62.67'x25'
LOT SF	1,566.75
STORIES	3
UNITS	3
YEAR BUILT	2003
ZONING	R6
BUILDING DIMENSIONS	36.67'x25
BUILDING SF	2,799
FAR	RES 2.2/FAC4.8







