

BUSHWICK FREE MARKET • VACANT OWNER'S DUPLEX • PRIVATE BACKYARD • R6 ZONING • ~1,400 SF BUILDABLE AVAILABLE



1057 JEFFERSON AVE

BETWEEN BUSHWICK AVENUE AND BROADWAY

- **Free-market** three-family investment property
- **Built in 1915 and subsequently gut renovated**
- Three spacious 3-bedroom apartments
- First-floor duplex features three bathrooms
- Second- and third-floor apartments each feature two bathrooms
- **First-floor duplex delivered vacant with an exclusive private backyard—an exceptional owner-user opportunity**
- High ceilings throughout
- Washer and dryer in every apartment
- Approximately 3,000 SF building on a 20' x 100' lot
- Full basement
- Expansive private backyard
- Original decorative fireplace
- **Located within a designated Opportunity Zone**
- Strong in-place cash flow with additional rental upside
- Actual Gross Income: \$137,820
- **R6 zoning with approximately 1,400 SF of additional buildable area**
- Potential Gross Income: \$152,808.00
- Actual NOI: \$125,882.00
- Potential NOI: \$140,870.05
- Low annual property taxes of approximately \$3,431.92
- Prime Bushwick location near the L train, shopping, dining, and neighborhood amenities
- **Owner-User Opportunity: Based on a 6.25% mortgage rate, approximately \$7,435/month in rental income helps offset your monthly mortgage payment.**

\$2,350,000

LICENSED BROKER & PRINCIPAL DANIEL BARCELOWSKY

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RENT ROLL

UNIT	ACTUAL	POTENTIAL	BEDS
1	\$4,050.00 (VACANT)	\$4,334.00	3/3/YARD
2	\$3,925.00	\$4,200.00	3/2
3	\$3,510.00	\$4,200.00	3/2

Actual Gross Annual Income: \$ 137,820.00

Potential Gross Annual Income: \$ 152,808.00

EXPENSES APPROXIMATE

Real Estate Taxes:	\$3,431.92
Insurance:	\$3,141.91
Water/Sewer:	\$1,296.00
Electric:	\$468.00
Maintenance:	\$3,600.00

TOTAL ANNUAL EXPENSES: \$11,937.95

INCOME	ACTUAL	POTENTIAL
Gross Annual Income:	\$137,820.00	\$ 152,808.00
Less Total Expenses:	\$ 11,937.95	\$ 11,937.95
NET OPERATING INCOME:	\$ 125,882.05	\$ 140,870.05

BLOCK/LOT	03380-0047
LOT DIMENSION	20'x100'5'
LOT SF	2,000
STORIES	3
UNITS	3
YEAR BUILT	1915
ZONING	R6
BUILDING DIMENSIONS	20'x50'
BUILDING SF	3,000
FAR	RES 2.2 / FAC 4.8



