

520 UNION AVENUE, BROOKLYN, NY 11211

EXCLUSIVE OFFERING MEMORANDUM



100% Free Market 5 Unit Apartment Building in Williamsburg

IPRG

520 UNION AVENUE, BROOKLYN, NY 11211



100% FREE MARKET 5 UNIT APARTMENT BUILDING FOR SALE

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100% FREE MARKET 5 UNIT APARTMENT BUILDING FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

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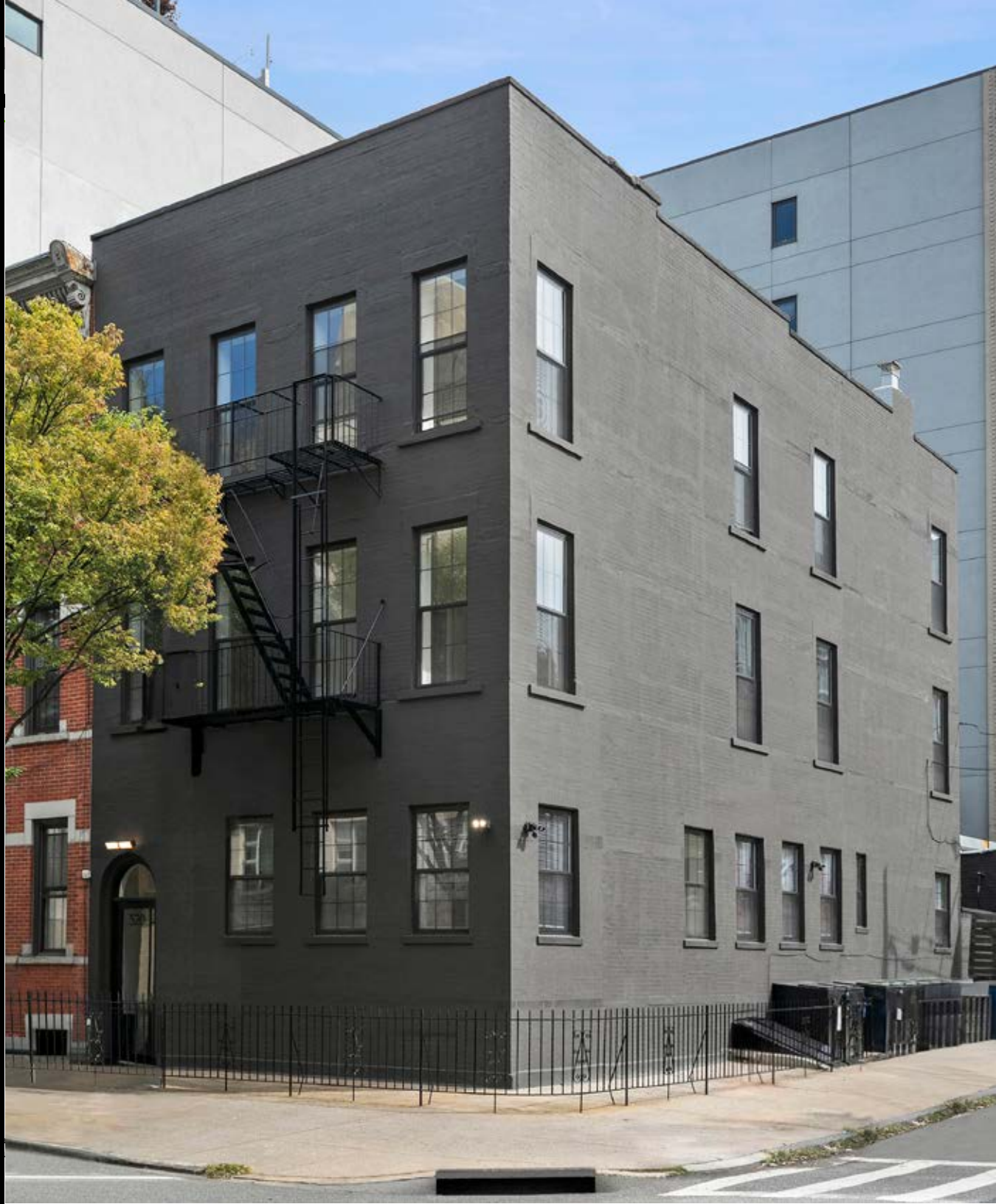
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INVESTMENT PRICING

520 UNION AVENUE





OFFERING PRICE
\$4,900,000

INVESTMENT HIGHLIGHTS

5 Apartments
of Units

5,300
Approx. SF

5.77%
Current Cap Rate

Williamsburg
Neighborhood

\$925
Price/SF

14.17x
Current GRM

UNIT	TYPE	APPROX. SF	CURRENT	CURRENT RPSF	STATUS	LEASE EXPIRY	NOTES
1	5 Bed/3 Bath	1,500	\$8,575	\$69	FM	9/30/2026	Private Backyard, Duplex, W/D
2L	2 Bed/1 Bath	650	\$4,750	\$88	FM	1/31/2026	W/D, Dishwasher
2R	2 Bed/1 Bath	650	\$5,200	\$96	FM	11/30/2025	W/D, Dishwasher
3L	2 Bed/1 Bath	650	\$5,050	\$93	FM	9/30/2025	W/D, Dishwasher
3R	2 Bed/1 Bath	650	\$5,250	\$97	FM	10/31/2025	W/D, Dishwasher
MONTHLY:			\$28,825				
ANNUALLY:			\$345,900				

	CURRENT
GROSS OPERATING INCOME:	\$ 345,900
VACANCY/COLLECTION LOSS (3%):	\$ (8,648)
EFFECTIVE GROSS INCOME:	\$ 337,253
REAL ESTATE TAXES (2A):	\$ (16,827)
UTILITIES:	\$ (3,000)
WATER AND SEWER:	\$ (5,750)
INSURANCE:	\$ (5,000)
COMMON AREA ELECTRIC:	\$ (2,500)
REPAIRS & MAINTENANCE:	\$ (5,000)
PAYROLL:	\$ (2,800)
MANAGEMENT (3%):	\$ (13,490)
TOTAL EXPENSES:	\$ (54,367)
NET OPERATING INCOME:	\$ 282,885

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PROPERTY INFORMATION

520 UNION AVENUE



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100% FREE MARKET 5 UNIT APARTMENT BUILDING **FOR SALE**

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is proud to exclusively present 520 Union Avenue, a premier investment opportunity located at the intersection of Union Avenue and Jackson Street. This meticulously renovated building has undergone a complete gut renovation, featuring high-end, condo-quality finishes throughout. Each unit is equipped with modern conveniences, including in-unit washer/dryer, dishwasher, split unit systems, and flat screen TVs.

The property comprises five distinct apartments: a spacious five-bedroom duplex on the first floor with exclusive access to a private backyard, and four well-appointed two-bedroom units on the second and third floors.

The property is located within walking distance to the G & L subway lines.

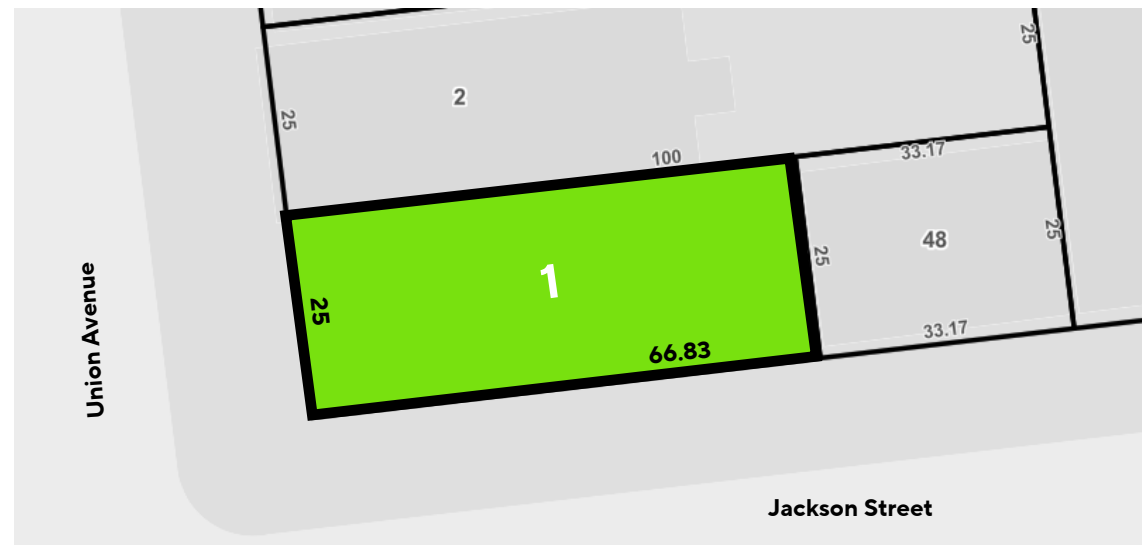
HIGHLIGHTS

- Five apartments, exempt from rent regulation
- Attractive 5.5% cap rate
- Tax Class Protected- Low expense ratio with an annual tax bill of just \$18,720
- Three blocks south of McCarren Park
- Within a couple of blocks from establishments such as Lillia, Talea Beer Company, Nami Nori, Bernie's, and The William Vale

BUILDING INFORMATION

BLOCK & LOT:	02741-0001
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Corner of Union Ave & Jackson St
BUILDING DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 66 ft
# OF UNITS:	5 Apartments
APPROX. TOTAL SF:	5,300
ZONING:	M1-2/R6A, MX-8
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	2A / \$18,720

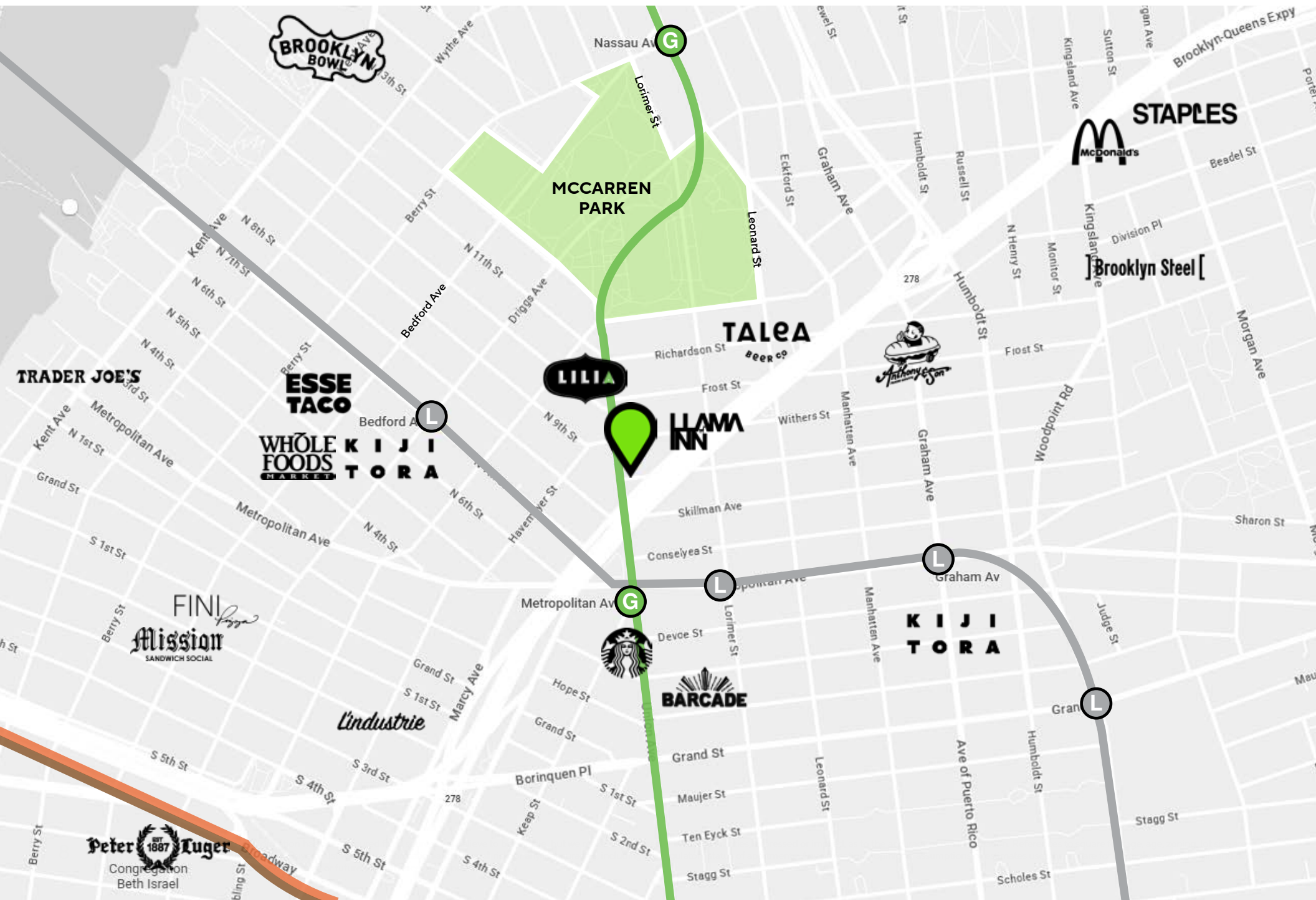
TAX MAP



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PROPERTY MAP



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PROPERTY PHOTOS

APT 1



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PROPERTY PHOTOS

APT 3L



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PROPERTY PHOTOS

APT 3R



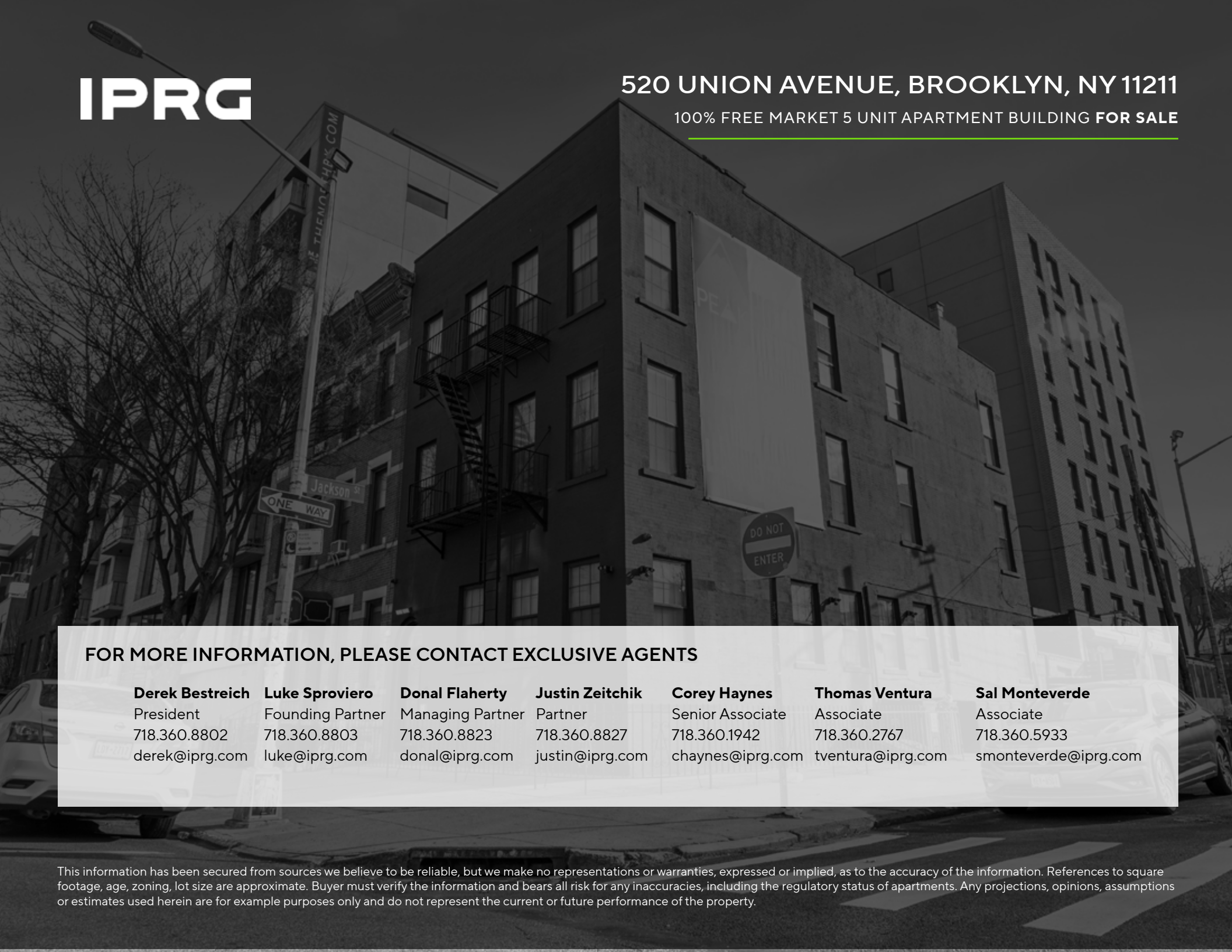
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