

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,
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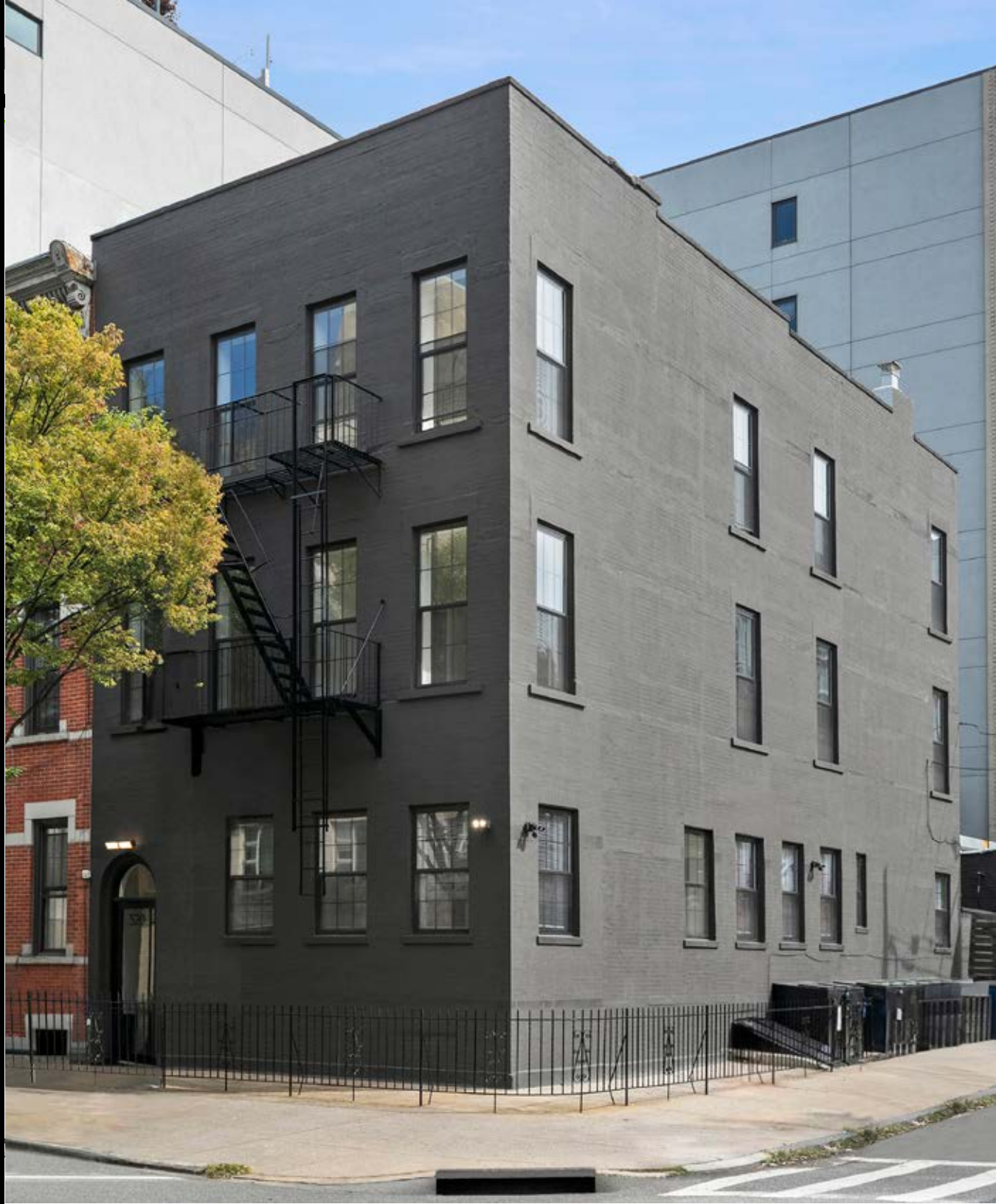
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INVESTMENT PRICING

520 UNION AVENUE





OFFERING PRICE
\$5,150,000

INVESTMENT HIGHLIGHTS

5 Apartments
of Units

5,300
Approx. SF

5.47%
Current Cap Rate

Williamsburg
Neighborhood

\$972
Price/SF

14.86x
Current GRM

UNIT	TYPE	APPROX. SF	CURRENT	CURRENT RPSF	STATUS	LEASE EXPIRY	NOTES
1	5 Bed/3 Bath	1,500	\$8,750	\$70	FM	9/30/2025	Private Backyard, Duplex, W/D
2L	2 Bed/1 Bath	650	\$4,575	\$84	FM	1/31/2026	W/D, Dishwasher
2R	2 Bed/1 Bath	650	\$5,250	\$97	FM	10/31/2025	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:			\$28,875				
ANNUALLY:			\$346,500				

	CURRENT
GROSS OPERATING INCOME:	\$ 346,500
VACANCY/COLLECTION LOSS (3%):	\$ (8,663)
EFFECTIVE GROSS INCOME:	\$ 337,838
REAL ESTATE TAXES (2A):	\$ (18,720)
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%):	\$ (13,514)
TOTAL EXPENSES:	\$ (56,284)
NET OPERATING INCOME:	\$ 281,554

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PROPERTY INFORMATION

520 UNION AVENUE



520 UNION AVENUE, BROOKLYN, NY 11211

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.

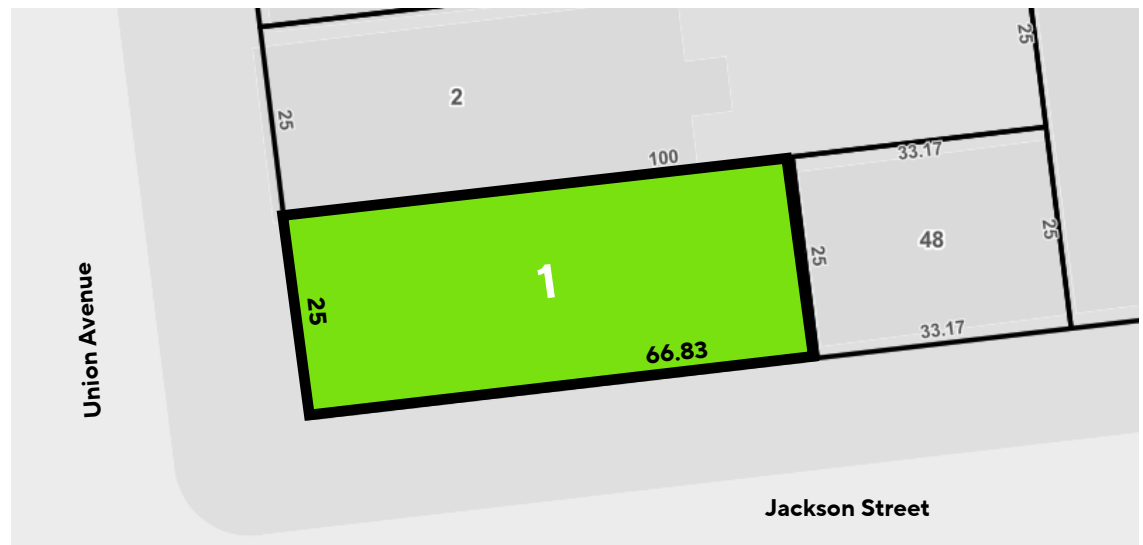
HIGHLIGHTS

- 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

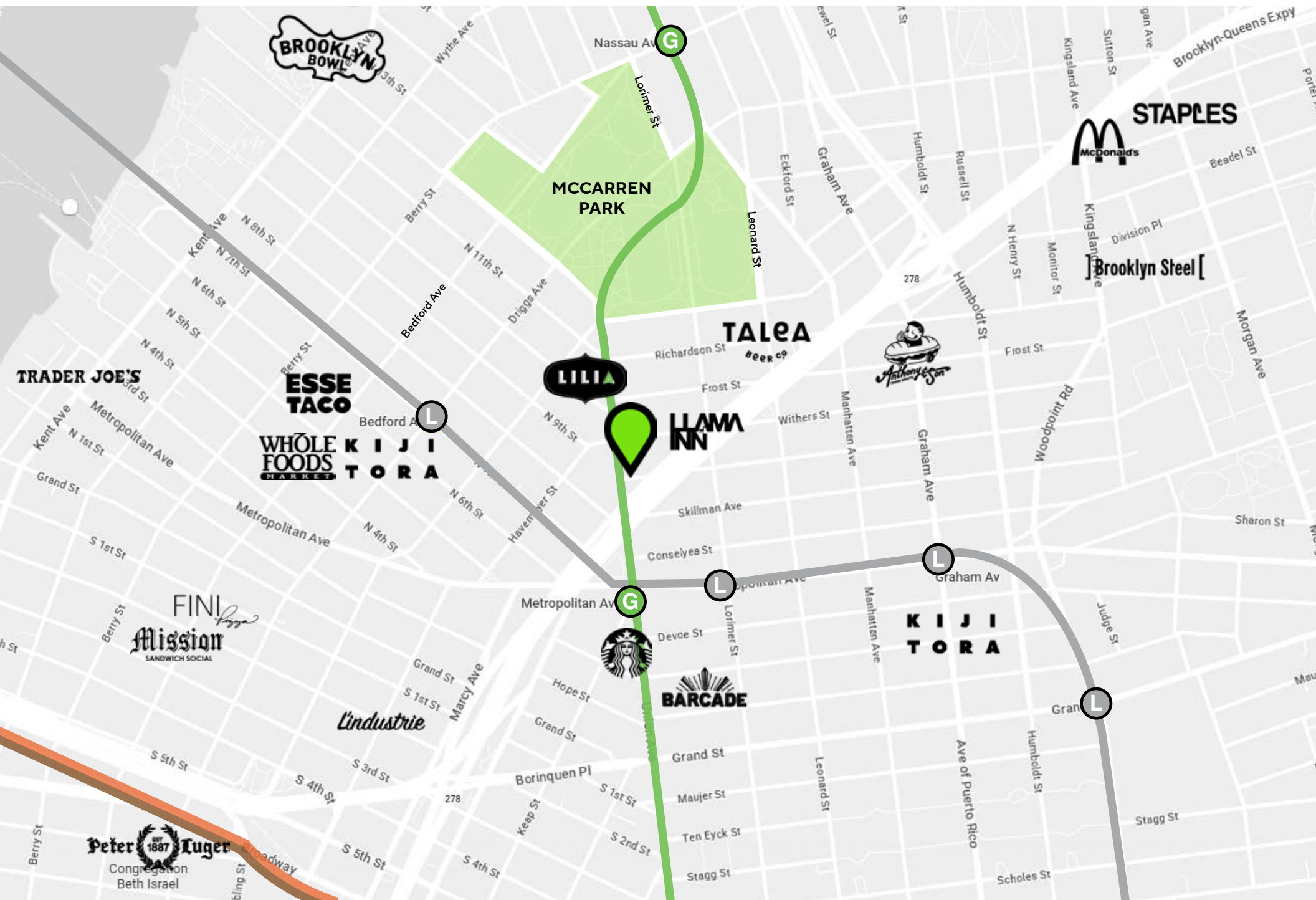
TAX MAP



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PROPERTY MAP



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PROPERTY PHOTOS

APT 1



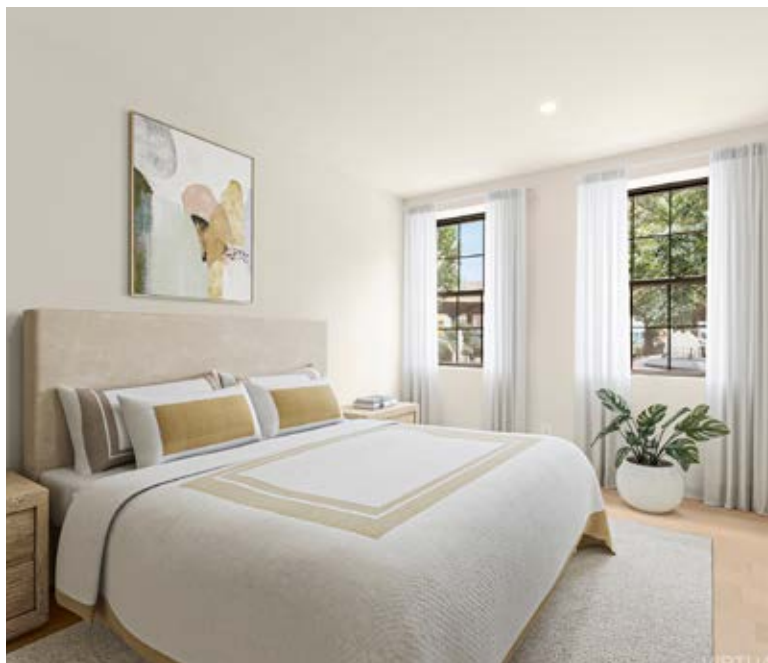
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PROPERTY PHOTOS

APT 3L



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

PROPERTY PHOTOS

APT 3R



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A floor plan for Apartment 13R. The layout includes two bedrooms, one on the left and one on the right. Between them is a living room, a kitchen, a bathroom, and a central entry. The left bedroom has a walk-in closet and a linen closet. The living room contains a washer/dryer (W/D) and a heater/ventilator (H/V). The kitchen is equipped with a stove, dishwasher (DW), and refrigerator (REF). The bathroom includes a toilet, sink, and shower. A closet is located between the bathroom and the right bedroom. The entry provides access to the living room and kitchen.

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