

143 WILSON AVENUE, BROOKLYN, NY 11237

EXCLUSIVE OFFERING MEMORANDUM

10 Unit Cash Flowing Multifamily



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143 WILSON AVENUE, BROOKLYN, NY 11237

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10 UNIT CASH FLOWING MULTIFAMILY FOR SALE

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10 UNIT CASH FLOWING MULTIFAMILY FOR SALE

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FOR MORE INFORMATION,
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INVESTMENT PRICING

143 WILSON AVENUE





OFFERING PRICE
\$1,600,000

INVESTMENT HIGHLIGHTS

10 Apartments
of Units

4,500
Approx. SF

8.16%
Current Cap Rate

9.55%
Pro Forma Cap Rate

\$160,000
Price/Unit

\$356
Price/SF

8.15x
Current GRM

7.25x
Pro Forma GRM

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INCOME & EXPENSES

UNIT	TYPE	BEDROOM COUNT	CURRENT	LEGAL
1L	RS	1 BR	\$922	\$922
1R	RS	1 BR	\$848	\$848
2LF	RS	Studio	\$1,281	\$1,446
2RF	RS	Studio	\$2,055	\$3,141
2LR	RS	Studio	\$1,647	\$1,647
2RR	RS	Studio	\$2,064	\$2,463
3LR	RS	Studio	\$2,038	\$2,038
3RR	RS	Studio	\$1,661	\$1,661
3LF	RS	Studio	\$1,835	\$1,835
3RF	RS	Studio	\$2,011	\$2,381
MONTHLY:			\$16,359	\$18,380
ANNUALLY:			\$196,313	\$220,565

	CURRENT	LEGAL
GROSS OPERATING INCOME:	\$ 196,313	\$ 220,565
VACANCY/COLLECTION LOSS (3%):	\$ (5,889)	\$ (6,617)
EFFECTIVE GROSS INCOME:	\$ 190,424	\$ 213,948
REAL ESTATE TAXES (2A):	\$ (13,697)	\$ (13,697)
FUEL:	\$ (6,750)	\$ (6,750)
WATER AND SEWER:	\$ (9,000)	\$ (9,000)
INSURANCE:	\$ (8,500)	\$ (8,500)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (7,500)	\$ (7,500)
PAYROLL:	\$ (3,600)	\$ (3,600)
MANAGEMENT (3%):	\$ (9,816)	\$ (11,028)
TOTAL EXPENSES:	\$ (59,863)	\$ (61,075)
NET OPERATING INCOME:	\$ 130,561	\$ 152,873

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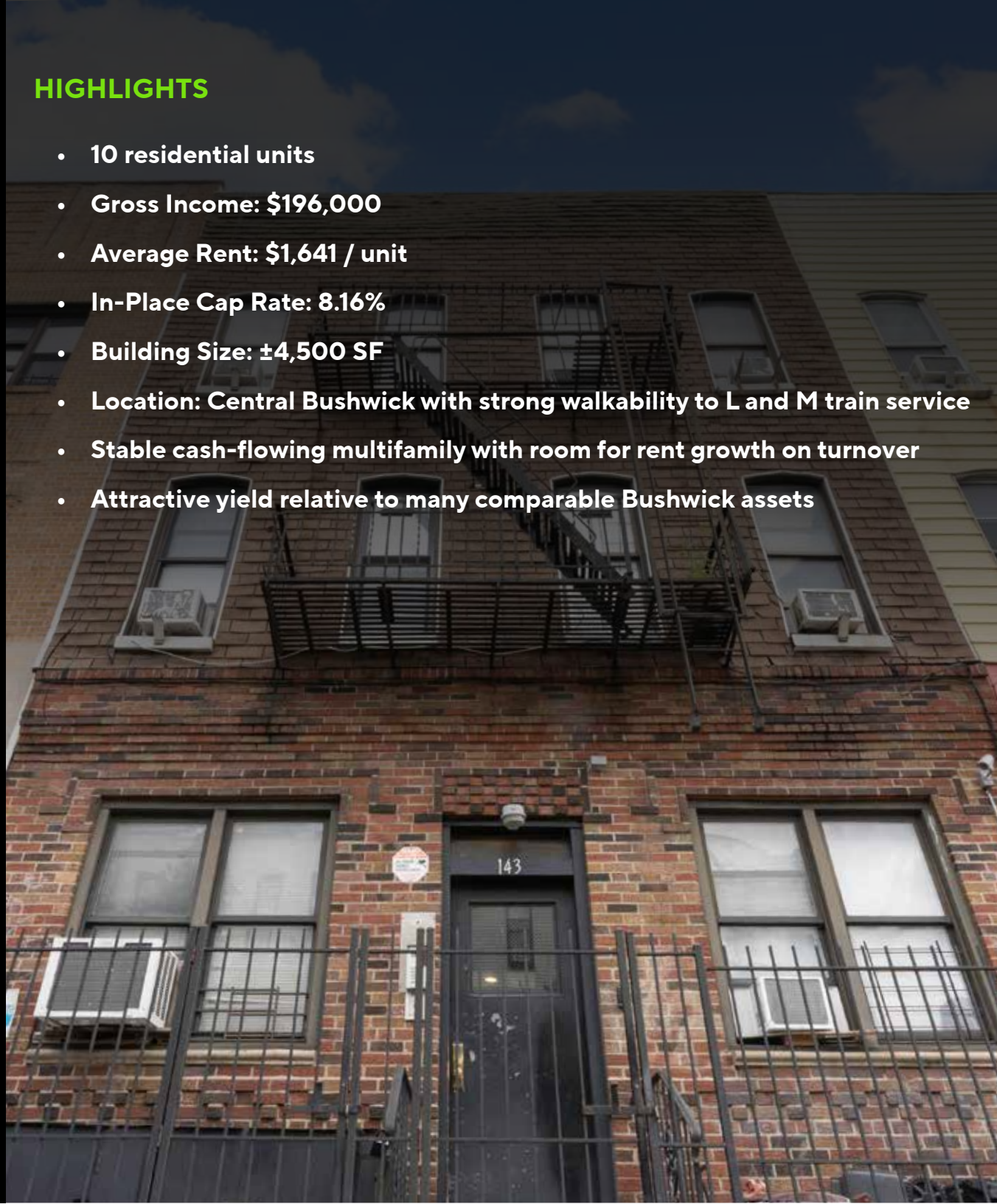
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PROPERTY INFORMATION

143 WILSON AVENUE

HIGHLIGHTS

- 10 residential units
- Gross Income: \$196,000
- Average Rent: \$1,641 / unit
- In-Place Cap Rate: 8.16%
- Building Size: ±4,500 SF
- Location: Central Bushwick with strong walkability to L and M train service
- Stable cash-flowing multifamily with room for rent growth on turnover
- Attractive yield relative to many comparable Bushwick assets



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INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 143 Wilson Avenue. The property is a solid 10-unit multifamily building located in the heart of Bushwick, Brooklyn. The property offers stable residential income in one of Brooklyn's most active and well-located neighborhoods, with convenient access to both the L and M trains and strong ongoing demand from renters. The building totals approximately 4,500 SF and is currently generating \$196,000 in gross income. Average in-place rents of \$1,641 per unit leave room for continued growth as the neighborhood continues to strengthen. This is a straightforward multifamily asset with attractive current yield and the benefit of being located in a high-demand rental submarket with excellent transit access and limited new supply of similar-scale buildings.

This is a clean, income-producing multifamily play in a neighborhood that continues to attract both renters and investors. Ideal for an investor seeking current cash flow.

BUILDING INFORMATION

BLOCK & LOT:	03209-0002
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Suydam Street & Willoughby Avenue
BUILDING DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	10 Apartments
APPROX. TOTAL SF:	4,500
ZONING:	R6
FAR:	2.2
TAX CLASS / ANNUAL TAXES:	Class 2A / \$13,697

TAX MAP



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PROPERTY MAP





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