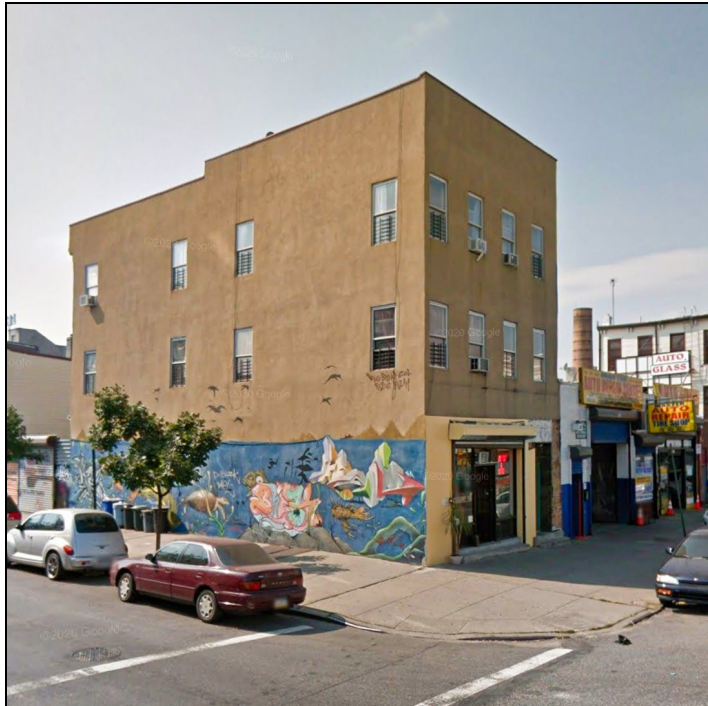


FREE-MARKET MIXED-USE CORNER BUILDING • PRIME BUSHWICK



12 WILSON AVENUE

LOCATED BETWEEN FLUSHING AVENUE AND NOLL STREET

This free-market three-story mixed-use corner building is located on the Bushwick/Williamsburg border and consists of one 1,375 SF retail space, five residential units totaling 2,750 SF, and additional income from a long-term sign. Each unit is beautifully renovated with hardwood floors, stainless steel appliances, dishwashers, and in-unit washer/dryer units, allowing you to secure a high rent roll. One apartment has the possibility to be turned into a duplex for a higher potential rent. This building has the potential to produce a gross annual income of approximately \$210,444 with a cap rate of 7.3%. At 4,125 SF, the building measures 25' x 55' and sits on a 1,946 SF lot measuring 25' x 77.83'. The building is just 15 minutes to Manhattan via the Williamsburg BQE. It is also just a 3-minute walk to the L train at Morgan Av and a 10-minute walk to the J & M trains at Flushing Av. Steps to popular Bushwick spots such as Robertas, The Johnson's, and Bunker. This is a prime corner building in a very trendy location.

PRICE UPON REQUEST

RENT ROLL

UNITS	ACTUAL	POTENTIAL	BEDS	LXP
RETAIL	\$ 2,237	\$ 2,237	-	06/23
1	VACANT	\$ 3,500 (if duplexed)	1	11/21
2L	\$ 2,025	\$ 2,700	2	12/21
2R	VACANT	\$ 2,700	2	-
3L	\$ 2,350	\$ 2,700	2	11/21
3R	\$ 1,995	\$ 2,700	2	12/21
SIGN	\$ 1,000	\$ 1,000	-	06/27

Actual Gross Annual Income \$ 178,284

Potential Gross Annual Income \$ 210,444

EXPENSES ACTUAL

Real Estate Taxes:	\$ 10,692
Insurance:	\$ 5,500
Electric:	\$ 1,000
Water/Sewer:	\$ 3,250
Repairs/Super:	\$ 2,500
Management:	\$ 5,900
Heating:	\$ 7,500

TOTAL ANNUAL EXPENSES: \$ 36,342

INCOME	ACTUAL	POTENTIAL
Gross Annual Income:	\$ 178,284	\$ 210,444
Less Total Expenses:	\$ 36,342	\$ 36,342
NET OPERATING INCOME:	\$ 141,942	\$ 174,102

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

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E- MAIL : DANIEL@EVRGREALTY.COM

BLOCK/LOT	03148-0035
LOT DIMENSION	25' X 77.83'
LOT SF	1,946
STORIES	3
UNITS	6
YEAR BUILT	1931
ZONING	M1-1
BUILDING DIMENSIONS	25' X 55'
BUILDING SF	4,125
FAR	COMM - 1 / FAC - 2.4
ACTUAL CAP RATE	5.9%
POTENTIAL CAP RATE	7.3%



