

# BASELINE

REAL ESTATE ADVISORS

## EXCLUSIVE LISTING: 520 Union Avenue

**Prime Williamsburg  
Fully Free Market Corner 5 Unit Building  
Luxurious Renovations Turn Key Asset**



# BASELINE

REAL ESTATE ADVISORS

**MICHAEL SHERMAN | Founder**

Baseline Real Estate Advisors | [www.BaselineRealEstate.com](http://www.BaselineRealEstate.com)

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## Property Information

### Location

520 Union Avenue, Brooklyn, NY 11211

### Building Size

5,300 SF

### Lot Size

2,500 SF (25ft x 100ft)

### Units

5 Units

### Notes

Prime Williamsburg

3-Story Walkup | Corner Building

Brand New Luxurious Renovations | In-Unit W/D

Layouts include 1 5BR & 4 2BR

Fully Free Market

Fully electric with independent Water Heaters

No gas in building

Full gut renovation ~1.5 years ago

New Roof, waterproofing, and brick repointing

Prime visibility from BQE

Opportunity for painted signage/branding for new owner

Steps from Lillia Restaurant

Located at the corner of Union Ave & Jackson St

Steps away from McCarren Park & G/L Train

## Financials

Residential	5	\$348,900
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<b>Total Income</b>		<b>\$348,900</b>
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Real Estate Taxes	2A	\$16,828
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Utilities		\$8,556
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Insurance		\$6,637
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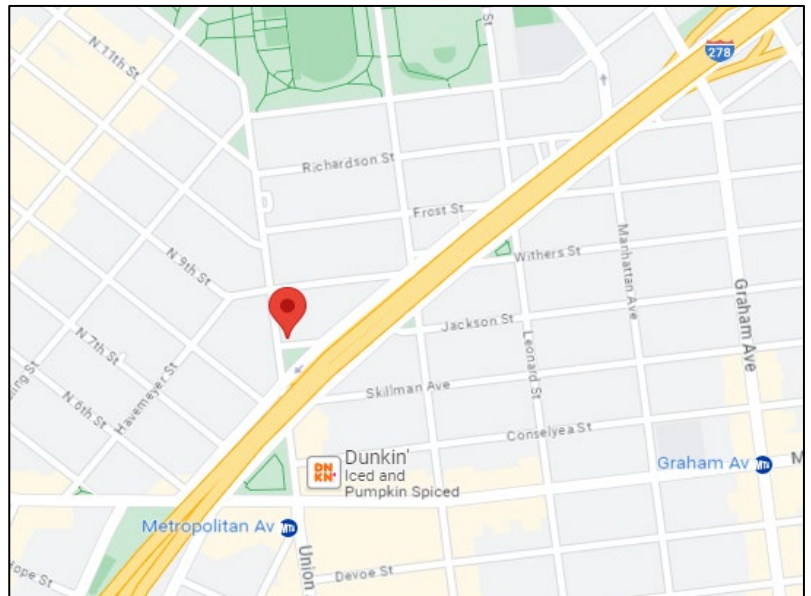
Maintenance		\$8,245
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Payroll		\$5,400
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Management		\$10,467
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<b>Total Expenses</b>		<b>\$56,133</b>
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<b>Net Operating Income</b>		<b>\$292,767</b>
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**Asking Price: \$4,650,000**

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, no express representation is made nor is any implied as the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property or any hazards contained therein nor are any implied

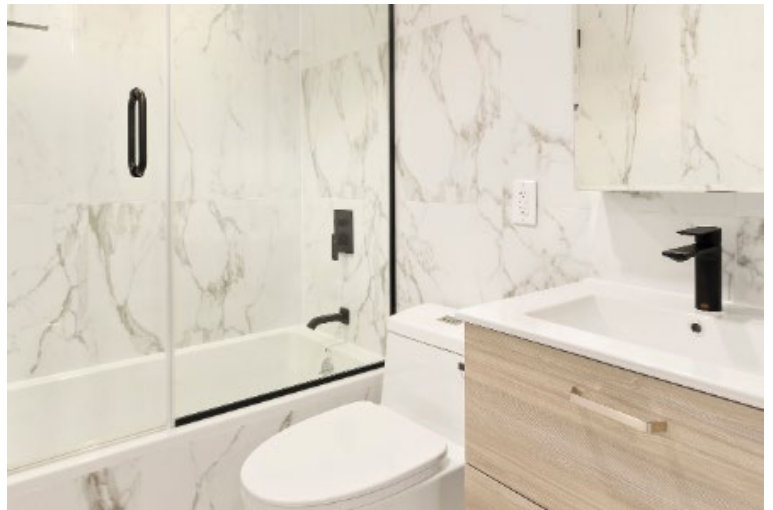
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## RENT ROLL

Unit	Beds/Tenant	Bath/Type	Lease Start	Lease End	Monthly Rent
1	5	3	10/1/2023	9/30/2026	\$8,625
2L	2	1	11/1/2023	1/31/2026	\$4,750
2R	2	1	10/1/2023	11/30/2026	\$5,250
3L	2	1	2/1/2026	1/31/2027	\$5,200
3R	2	1	10/1/2023	5/31/2027	\$5,250
<b>Monthly Total</b>					<b>\$29,075</b>
<b>Annual Total</b>					<b>\$348,900</b>

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## IMAGES



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## IMAGES

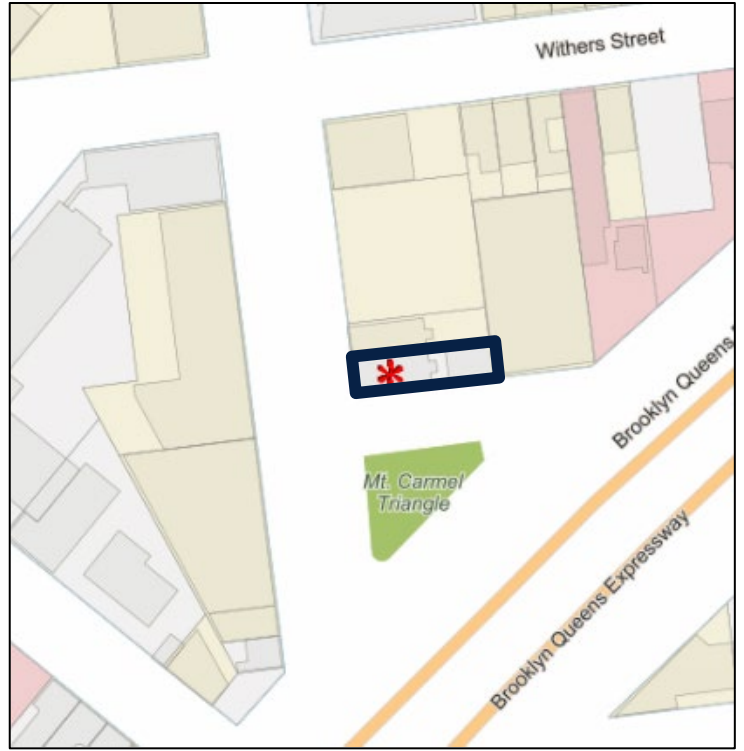


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## AREA MAPS



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