



WILLIAM-GREEN
REAL ESTATE

**EXCLUSIVE PROPERTY
FOR SALE**

94

94 Greenpoint Avenue Brooklyn, N.Y. 11222



PROPERTY OVERVIEW

Property sq. ft. 7,333 sq. ft.

Lot Size 25 ft. x 95 ft.

Building size 25 x 60

Zoning R6A / M2-4

Number of units 8

Year built 2014

Certificate Occupancy Yes

Price per sq. ft. \$1,090

Asking Price \$7,500,000

RENT ROLL

| Apt # | Approx. Size SF | Rent/Status | #Beds | #Baths | Notes | Market Rent |
|----------------|-----------------|-------------|-------|--------|----------------|-------------|
| 1R | 1,250 | FM | 2 | 2 | Duplex/Garden | \$6,000 |
| 1F | 1,200 | FM | 2 | 2 | Duplex/Garden | \$5,800 |
| 2R | 700 | FM | 2 | 1 | | \$5,500 |
| 2F | 700 | FM | 2 | 1 | | \$5,500 |
| 3R | 700 | FM | 2 | 1 | Balcony | \$5,500 |
| 3F | 700 | FM | 2 | 1 | Balcony | \$5,500 |
| 4R | 1,200 | FM | 4 | 3 | Duplex/Rooftop | \$8,000 |
| 4F | 1,200 | FM | 4 | 3 | Duplex/Rooftop | \$8,000 |
| Monthly Total: | | | | | | \$49,800 |
| Annual Total: | | | | | | \$597,600 |

Annual Expenses:

| | |
|---|-----------|
| Property Taxes: | \$134,157 |
| HVAC: Electric Split System paid by tenants | |
| Electricity: | \$2,000 |
| Water/Sever: | \$6,000 |
| Insurance: | \$4,500 |
| Repairs/Maintenance: | \$5,000 |
| Vacancy: | \$10,000 |
| Total: | \$161,657 |

Price: \$7,500,000

Price per sq. ft. \$1,090

Proj. NOI \$435,943

Proj. Cap Rate 5.8%

Proj. GRM 12.5

ABOUT THE PROPERTY AND FEATURES

Prime 7,333 SF Residential Building in Greenpoint

Located in the heart of Greenpoint, between Franklin St and Manhattan Ave, this exceptional 7,333 square foot residential building is a prime investment opportunity. Completed in 2016, the new construction building boasts a certificate of occupancy and offers unparalleled luxury and craftsmanship.

Building Features:

- 8 Units: Each unit is thoughtfully designed, featuring premium appliances, beautiful hardwood floors, and exquisite woodwork. Some units are set up as duplexes, providing spacious living areas. Currently rented under market.
- Private Gardens & Roof Terraces: Ground-floor units include private gardens, while the penthouse units offer private roof terraces with stunning Manhattan views.

High-Quality Construction: This brick construction building is built like a tank, with imported doors and meticulous attention to detail, ensuring durability and elegance.

- Landmark Block: Situated on a landmark block, this building combines historical charm with modern luxury.

Investment Potential:

- Condo Conversion Possibility: The building offers the potential for condo conversion, allowing for flexible ownership and investment strategies.
- Retail conversion of the ground floor. Greenpoint Ave generates north of \$100 per sq. ft. for retail spaces
- Versatile Usage: Whether you choose to take one or more units as an owner and collect rent from the remaining units or hold the entire building strictly as an investment, the options are endless.

Don't miss out on this rare opportunity to own a top-notch new construction building in one of Brooklyn's most desirable neighborhoods.



















