

47

Thames Street

35,000 SF Mixed -Use Loft Building in Williamsburg



WAY

Thames St







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411 HEMPSTEAD TPKE
WEST HEMPSTEAD, NY 11552

47 Thames Street, Brooklyn, NY 11237

35,000 SF Mixed -Use Loft Building in Williamsburg | **FOR SALE**



- >  12 Commercial spaces
- >  14 Residential Units
- >  Below Market Rents
- >  \$636,909 NOI
- >  Below Replacement Costs
- >  Mostly Free-Market

Ownership Requests Proposals

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

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Block / Lot	3008 / 31
Lot Dimensions	115' x 100'
Lot Sq. Ft.	11,500
Building Dimensions	95' x 90'
Stories	4
Total Units	26
Building Sq. Ft.	35,000
Zoning	M1-1
FAR	1.00
Buildable Sq. Ft.	11,500
Air Rights Sq. Ft.	None
Tax Class	2
Assessment (23/24)	\$1,414,190
Real Estate Taxes (23/24)	\$176,802

*All square footage/buildable area calculations are approximate

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Financial Summary

Net Operating Income: \$636,909 Existing | \$728,505 Proforma

	Existing	Proforma
Scheduled Gross Income:	\$978,818	\$1,077,518
Less Vacancy Rate Reserve (5.00%):	(\$48,941)	(\$53,876)
Gross Operating Income:	\$929,877	\$1,023,642
Less Expenses:	(\$292,968) 30% of SGI	(\$295,137) 27% of SGI
Net Operating Income:	\$636,909	\$728,505

Expenses (Actual* | Estimated**)

Gross Operating Expenses: \$292,968

Real Estate Taxes (23/24) *	\$176,802	Elevator Maintenance **	\$5,000
Water & Sewer *	\$5,582	Sprinkler Expense *	\$1,880
Insurance *	\$23,892	General Office & Related Expenses *	\$1,104
Utilities *	\$13,444	Accounting Fees *	\$570
Repairs, Cleaning & Maintenance *	\$5,205	Legal/Miscellaneous *	\$6,760
Payroll *	\$27,729	Management *	\$25,000

To see the full rent roll and financials in a spreadsheet

[CLICK HERE](#)

Unit Breakdown

Total Income: \$81,568 Monthly | \$978,818 Annual

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Commercial	12	\$3,329	\$39,950	\$479,400
FM	9	\$3,517	\$31,650	\$379,800
RS	5	\$1,994	\$9,968	\$119,618

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Entertainment and Activities

- 1 The Brooklyn Monarch
- 2 Avant Gardner
- 3 House of Yes
- 4 The Bushwick Collective
- 5 Our Wicked Lady
- 6 Elsewhere

Food & Beverage

- 7 Dunkin'
- 8 Popeyes
- 9 Roberta's
- 10 SEY Coffee
- 11 Ichiran
- 12 Chiangmai Diner & Bar
- 13 Swallow Cafe
- 14 Syndicated Bar Theater Kitchen

Park

- 15 Maria Hernandez Park



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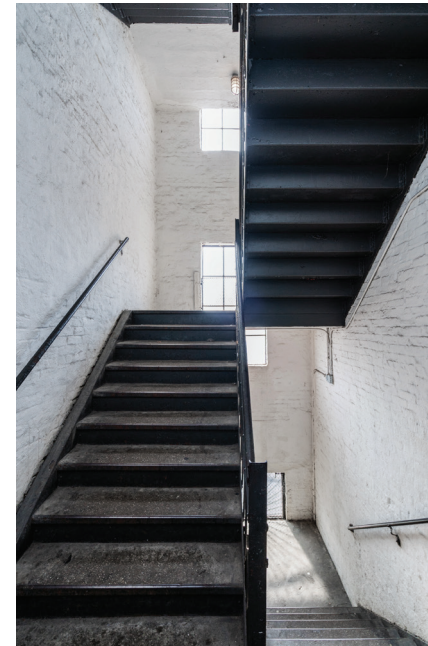
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INTERIOR PHOTOS



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