



187 Woodpoint Rd, Brooklyn, NY

4 Unit Residential Building in Williamsburg | Exclusive



EXCLUSIVE OFFERING

PROPERTY INFORMATION

ADDRESS	187 Woodpoint Road
CITY	Brooklyn, NY 11211
NEIGHBORHOOD	Williamsburg
BLOCK/LOT	02884-0102
LOT SIZE	1,630 SF (18.1ft x 96.1ft)
BUILDING SIZE	4,259 SF (18ft x 35ft)
TYPE	4-Story Walkup
ZONING FAR	R6B 2.00 (2.61 Built)
UNITS	4 Units 3 3BR & 1 2BR
OCCUPANCY	Fully Occupied

INCOME & EXPENSES

INCOME

Base Rent	\$259,080
Total Income	\$259,080

EXPENSES

Real Estate Taxes	\$19,000
Vacancy	\$7,000
Water & Sewer	\$2,700
Insurance	\$4,200
Fuel	\$3,900
Electric	\$500
Maintenance	\$2,750
Management	\$7,750
Total Expenses	\$47,800

NET OPERATING INCOME

Net Operating Income	\$211,280
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DESCRIPTION

This 4-story walkup is located in the Williamsburg neighborhood of Brooklyn. The building is 4,259 square feet consisting of 4 apartments. Located near the corner of Woodpoint Rd and Skillman Ave, this property is only steps away from restaurants, shops, markets, schools, parks, and the L train. (JP & YG)

ASKING PRICE: \$3,800,000

For More Info Call: (212) 221-2456

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RENT ROLL

UNIT	TYPE	NOTES	MONTHLY RENT	ANNUAL RENT
1	2 BR / 2 Bath Duplex	Access to back yard	\$5,000	\$60,000
2	3 BR / 2 Bath	Washer & Dryer	\$5,850	\$70,200
3	3 BR / 2 Bath	Washer & Dryer	\$5,540	\$66,480
4	3 BR / 2 Bath	Washer & Dryer	\$5,200	\$62,400
Total			\$21,590	\$259,080



AREA MAPS

