



366 Wilson Avenue



ASKING
\$2,000,000



Occupancy
66% Vacant



Tax Class 1
\$2,900



LOCATION
Bushwick

INVESTMENT OPPORTUNITY

Exodus Capital is pleased to offer 366 Wilson Avenue to market: a mixed-use building located between Gates Avenue and Palmetto Street in Bushwick. The asset will be delivered with both apartments vacant. The building contains 3,600 square feet.

PRICING

LISTING PRICE

\$2,000,000

\$/SF	\$/UNIT	Square Feet	Units
\$556	\$666,667	3,600	3

LISTING PRICE METRICS

	CURRENT	PRO FORMA
Net Operating Income (NOI)	\$95,028	\$114,903
Gross Rent Multiplier	17.01	14.43
Cap Rate	4.8%	5.7%

RENT ROLL

COMMERCIAL RENT

UNIT	STATUS	CURRENT RENT	PRO FORMA	SF	LEASE EXPIRATION	ADDITIONAL NOTES
		\$2,800	\$4,250	1200	12/1/2024	
Monthly Commercial Income		\$2,800	\$4,250			
Annual Commercial Income		\$33,600	\$51,000			

RESIDENTIAL RENT

UNIT	STATUS	CURRENT RENT	PRO FORMA	BEDROOMS	SF	LEASE EXPIRATION	ADDITIONAL NOTES
1	FM	\$3,500	\$3,800	3 Bedroom	1200	MTM	Delivered Vacant
2	FM	\$3,500	\$3,500	3 Bedroom	1200	MTM	Delivered Vacant
		CURRENT	PRO FORMA				
Monthly Residential Income		\$7,000	\$7,300				
Annual Residential Income		\$84,000	\$87,600				

EXPENSES

INCOME	CURRENT	\$/PER UNIT	PRO FORMA
Potential Gross Commercial Income	\$33,600	\$11,200	\$51,000
Potential Gross Residential Income	\$84,000	\$28,000	\$87,600
Vacancy Loss (3%)	(\$2,520)	(\$840)	(\$2,628)
Effective Gross Income	\$115,080		\$135,972

EXPENSES	CURRENT	\$/PER UNIT	PRO FORMA
Real Estate Taxes (3%)	\$2,900	\$967	\$2,987
Fuel - Gas	\$2,700	\$900	\$2,781
Insurance	\$2,400	\$800	\$2,472
Water and Sewer	\$2,550	\$850	\$2,627
Repairs and Maintenance	\$1,950	\$650	\$2,009
Common Electric (PPSF)	\$500	\$167	\$515
Super Salary	\$3,600	\$1,200	\$3,600
Management (3%)	\$3,452	\$345	\$4,079
Total Expenses (17%)	\$20,052	\$5,879	\$21,069
Net Operating Income	\$95,028		\$114,903



exiting clients out of **assets** and into **opportunities**

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