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WILSON  
AVENUE

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Bushwick, Brooklyn

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WILSON

# OFFERING OVERVIEW

**Bijou Equities is proud to announce the exclusive listing of 37 Wilson Avenue — a 2020-built, new-construction 8-unit multifamily asset located in prime North Bushwick between George and Melrose Streets.**

The property is a four-story, 7,678 square foot building benefiting from a 35-year 421-A tax abatement, providing long-term tax protection in exchange for 30% of the units designated as affordable. This structure offers investors stable, predictable operating expenses with strong in-place cash flow.

The building is fully occupied and currently generating approximately \$344,000 in gross income and \$304,000 in net operating income, delivering immediate cash flow from day one.

Positioned on Wilson Avenue just off Flushing Avenue, the property is steps from the Morgan Avenue L and Jefferson Street L trains, near Maria Hernandez Park, and surrounded by Bushwick's vibrant restaurant, nightlife, and retail corridor. The location continues to attract strong tenant demand driven by accessibility and neighborhood growth.

37 Wilson presents investors with a rare opportunity to acquire a stabilized, tax-advantaged, new-construction asset in one of Brooklyn's most active and supply-constrained submarkets.

## Investment Metrics:

**Building Size:**  
7,678

**Gross Annual Income:**  
\$345,448

**Net Operating Income (NOI):**  
\$305,474

**Asking Price:**  
\$4,875,000

**Current Cap Rate:**  
6.25%

**Asking PPSF**  
\$634/PSF



# PROPERTY HIGHLIGHTS



**7,678**

Total Building SF



**35 YEAR 421-A**

Tax Abatement



**NEW  
CONSTRUCTION**



Transportation



**PRIME LOCATION**

Luxury Amenities



**CASH-FLOWING**



# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY SPECIFICATIONS

## PROPERTY INFORMATION

<b>Address:</b>	<b>37 Wilson Avenue, Brooklyn, NY 11237</b>
<b>Neighborhood:</b>	<b>Bushwick</b>
Cross Streets:	George St & Melrose
Block-Lot:	3158-04
Lot Size:	25 x 100
Lot SF:	2,500
Year Built:	2020

## BUILDING INFORMATION

Building Class:	C1
Tax Class:	2B
Building Size:	24.58 x 66.42
Stories:	4
Residential Units:	8
Commercial Units:	0
Total Units:	8
<b>Total Building SF:</b>	<b>7,678</b>

## ZONING INFORMATION

Zoning:	R6
FAR:	2.43
Total Buildable SF:	6,075
Air Rights:	<b>(1,603)</b>

## TAX INFORMATION

Taxes (25/26):	\$925.00
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## TAX ABATEMENT

35 Year 421-A	
Abatement Expires:	2055
Market Rate/ Affordable	70/30



# FINANCIAL ANALYSIS

## Rent Roll Cont.



### REVENUE

UNIT	BEDS/ BATHS	FM/RS	OCCUPIED/ VACANT	RENT	ELECTRIC	TOTAL RENT	ANNUAL RENT	LEASE EXPIRATION	BALCONY
1A	1Bed/1Ba	Affordable	Occupied	\$2,593	\$152	\$2,745	<b>\$32,935</b>	10/31/26	No
1B	3Bed/1Ba	FM	Occupied	\$4,150	\$0	\$4,150	<b>\$49,800</b>	7/31/26	Backyard
2A	1Bed/2Ba	Affordable	Occupied	\$2,698	\$0	\$2,698	<b>\$32,377</b>	3/31/27	No
2B	3Bed/2Ba	FM	Occupied	\$4,150	\$0	\$4,150	<b>\$49,800</b>	7/31/26	No
3A	1Bed/2Ba	Affordable	Occupied	\$2,593	\$152	\$2,745	<b>\$32,935</b>	11/30/26	No
3B	2Bed/2Ba	FM	Occupied	\$3,900	\$0	\$3,900	<b>\$46,800</b>	7/31/26	Balcony
4A	3Bed/2Ba	FM	Occupied	\$3,500	\$0	\$3,500	<b>\$42,000</b>	6/30/26	Balcony
4B	2Bed/2Ba	FM	Occupied	\$3,900	\$0	\$3,900	<b>\$46,800</b>	5/31/26	Balcony
Basement- Storage			Occupied	\$900	\$0	\$900	<b>\$10,800</b>		
Laundry				\$100		\$100	<b>\$1,200</b>		No
<b>Total</b>				<b>\$28,483</b>	<b>\$304</b>	<b>\$28,787</b>	<b>\$345,448</b>		

# FINANCIAL ANALYSIS



## Revenue

### REVENUE

Gross Monthly Income	\$28,787
<b>Gross Annual Income</b>	<b>\$345,448</b>

EXPENSES (EST.)	EXP/GROSS SF	% GROSS RENT	ANNUAL EXP
Real Estate Taxes	\$ 0.12	0.27%	\$ 925
Insurance	\$ 1.29	2.86%	\$ 9,886
Utilities	\$ 1.04	2.32%	\$ 8,000
Water/Sewer	\$ 0.63	1.39%	\$ 4,800
Maintenance/Repairs	\$ 0.78	3.00%	\$ 6,000
Management	\$ 1.35	3.00%	\$ 10,363
<b>Total</b>	<b>\$ 5.21</b>	<b>12.83%</b>	<b>\$ 39,974</b>

### INVESTMENT ANALYSIS

<b>Net Operating Income</b>	<b>\$305,474</b>
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# LOCATION OVERVIEW



## Bushwick

*37 Wilson Avenue is located in the heart of Bushwick, a vibrant and rapidly growing Brooklyn neighborhood known for its creative energy and historic industrial character.*



**Prime location in the heart of Bushwick**



**Easy access to Williamsburg and Manhattan**



**Surrounded by cafés, restaurants, galleries, and neighborhood retail**



**Located in a vibrant, growing neighborhood with strong demand**

# LOCATION OVERVIEW

## Brooklyn

*With 2.6 million residents, Brooklyn is the most populous borough of New York City and the most populous county in New York state.*

*Brooklyn is the second most densely populated county in the U.S.*

The borough is situated at the southwestern end of Long Island and is bounded on the north and east by the borough of Queens, on the south by Lower New York Bay, the Atlantic Ocean and Jamaica Bay and on the west by the East River, Upper New York Bay and the Narrows, which separates it from the borough of Staten Island. Brooklyn was an independent city until its consolidation with New York City in 1898. The borough's 36 neighborhoods continue to maintain a distinct culture, independent art scene and unique architectural heritage.





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Bushwick, Brooklyn

**For more information,  
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**BIJOU**  
EQUITIES