

FOR SALE



Welcome home to this beautiful, legal 3-Family home in the heart of Williamsburg, Brooklyn. Located on Humboldt Street between Withers & Jackson; this property features 2,700 SF plus a full basement and beautiful backyard. It is currently owner occupied on the first floor and basement with two floor-through 1-bedroom (flex 2-bedroom) rental units above. The property boasts 20' of frontage, making it ideal for townhouse living. The plumbing and the electrical have been recently updated, and the brick is in beautiful condition. The subject is also walking distance to some of the best restaurants, bars, and shopping that Williamsburg has to offer. Please contact me for further information.

Showing by appointment only.

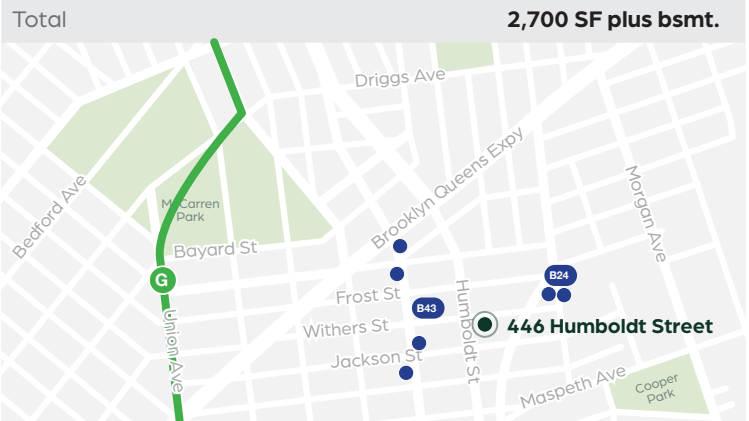
### ASKING PRICE

**\$2,250,000**

### PROPERTY INFORMATION

Location	<b>The subject property is located on Humboldt Street between Jackson &amp; Whithers.</b>
Building Dimensions	<b>20' X 45'</b>
Lot Dimensions	<b>20' X 60'</b>
Lot SF	<b>1,200 SF</b>
Stories	<b>3 plus full useable basement</b>
No. of Units	<b>3</b>
Tax Class	<b>1</b>
Real Estate Taxes	<b>\$5,880</b>

	Dimensions	GSF
Basement	<b>20' X 45'</b>	<b>900</b>
Ground Floor	<b>20' X 45'</b>	<b>900</b>
2nd Floor	<b>20' X 45'</b>	<b>900</b>
3rd Floor	<b>20' X 45'</b>	<b>900</b>



FOR MORE INFORMATION OR A COMPLIMENTARY OPINION OF VALUE, PLEASE CONTACT



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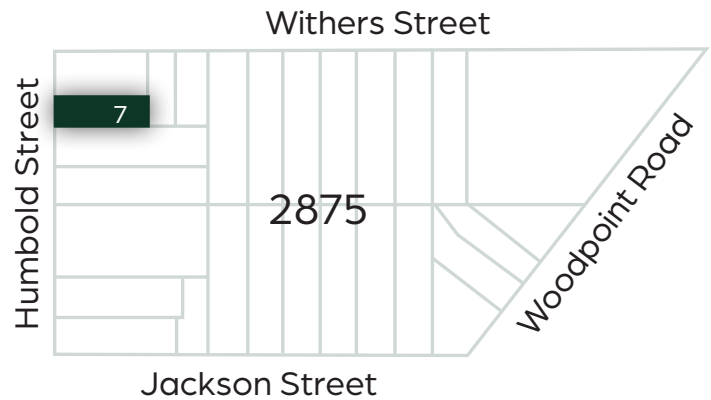
### PROJECTED RENT ROLL

Unit No.	Tenancy	Unit Type	Est. Unit Net SF	Projected Monthly Rent
First Floor & Basement	Owner Occupied	1 Bed	1,800	\$5,500
2nd Floor	Vacant	1 Bed/ Flex 2 Bed	900	\$5,000
3rd Floor	Month to Month	1 Bed /Flex 2 Bed	900	\$5,000
<b>Total / Average</b>				<b>\$15,500</b>
				<b>\$186,000</b>

	% of Revenue	Projected Revenue
Annual Revenue		\$186,000.00
Vacancy & Credit Loss	2.00%	-\$3,720.00
<b>Effective Gross Income</b>		<b>\$182,280.00</b>

EXPENSES	Metrics	Projected
Real Estate Taxes (23/24)	Per DoF	\$5,880.00
Insurance	\$1.0/SF	\$2,500.00
Water & Sewer	\$1.50/GSF	\$4,050.00
Electric	\$125/month	\$1,500.00
Heat	\$1.5/GSF	\$4,050.00
Repairs & Maintenance	\$150/month	\$1,800.00
Management	3% of GAR	\$5,580.00
<b>Total</b>		<b>\$25,360.00</b>

Effective Gross Income	\$182,280.00
<b>Less Expenses</b>	<b>\$25,360.00</b>
<b>Net Operating Income</b>	<b>\$156,920.00</b>



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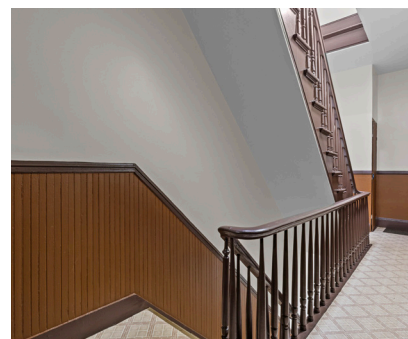
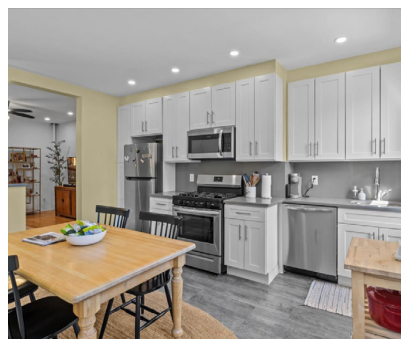
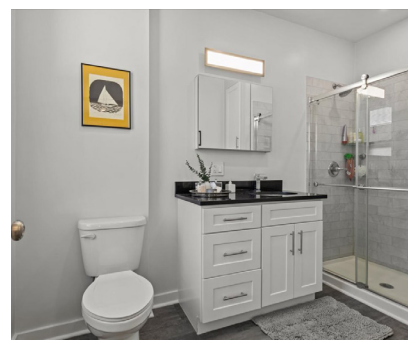
# REVIVED

COMMERCIAL

## 446 HUMBOLDT STREET

Williamsburg | Brooklyn, NY 11211

### 3 FAMILY BUILDING FOR SALE



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