

**FOR SALE**

# 105 & 153 Wilson Avenue Brooklyn, NY 11237

Two Turnkey Mixed Use Free Market  
Buildings in Prime Bushwick



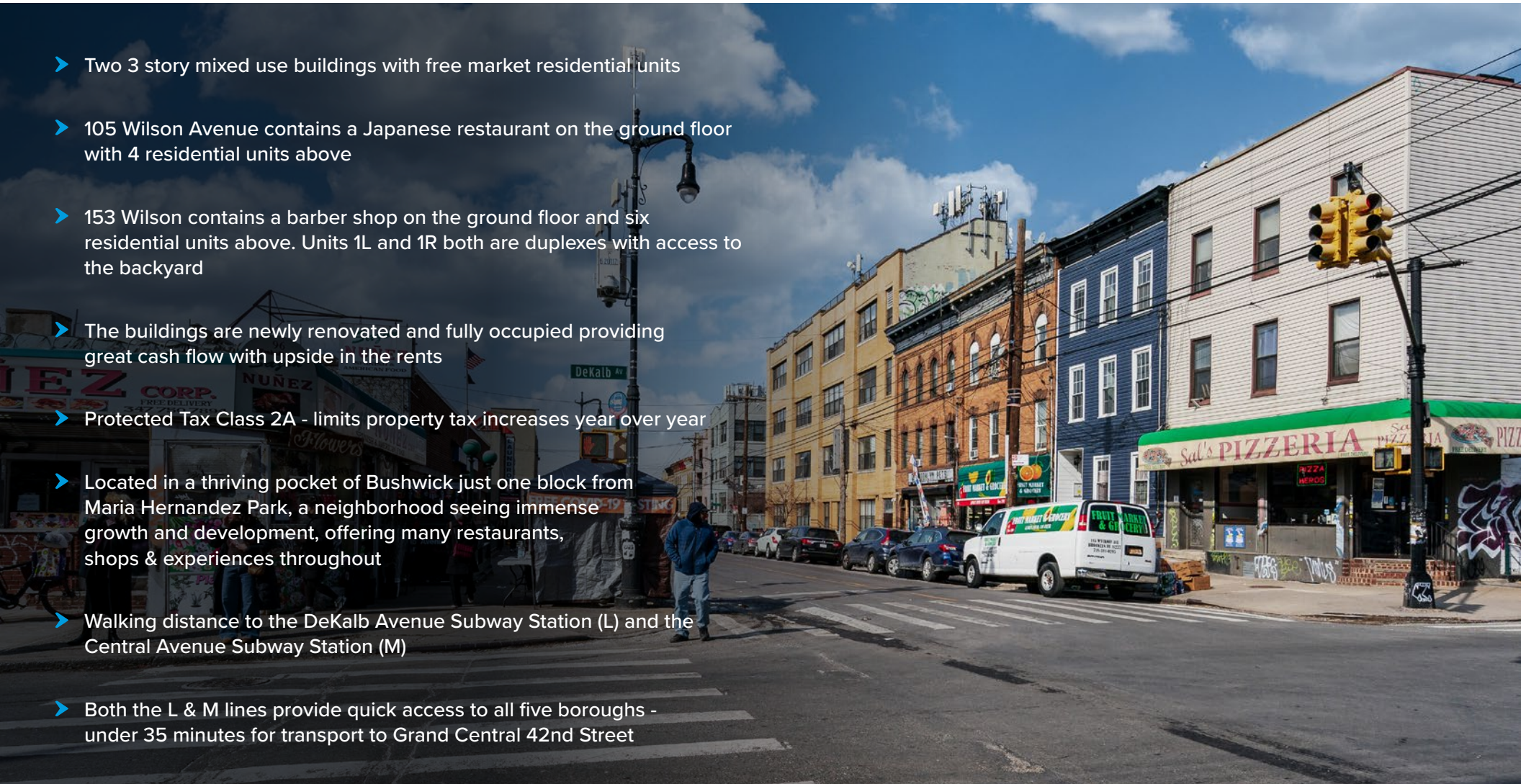


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- Two 3 story mixed use buildings with free market residential units
- 105 Wilson Avenue contains a Japanese restaurant on the ground floor with 4 residential units above
- 153 Wilson contains a barber shop on the ground floor and six residential units above. Units 1L and 1R both are duplexes with access to the backyard
- The buildings are newly renovated and fully occupied providing great cash flow with upside in the rents
- Protected Tax Class 2A - limits property tax increases year over year
- Located in a thriving pocket of Bushwick just one block from Maria Hernandez Park, a neighborhood seeing immense growth and development, offering many restaurants, shops & experiences throughout
- Walking distance to the DeKalb Avenue Subway Station (L) and the Central Avenue Subway Station (M)
- Both the L & M lines provide quick access to all five boroughs - under 35 minutes for transport to Grand Central 42nd Street



Asking Price: \$6,200,000

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Benjamin Vago, Esq. x85**  
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**Victor Sozio x12**  
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For Financing  
Information: **Matthew Dzbanek x48**  
mdzbanek@arielpa.com

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Property Information	Total	105 Wilson Avenue	153 Wilson Avenue
Block / Lot	-	3186 / 2	3219 / 5
Lot Dimensions	-	25' x 100'	25' x 100'
Lot Sq. Ft.	5,000	2,500	2,500
Building Dimensions	-	25' x 60'	25' x 65'
Stories	-	3	3
Residential Units	10	4	6
Commercial Units	2	1	1
Total Units	12	5	7
Building Sq. Ft.	9,375	4,500	4,875
Zoning	R6	R6	R6
FAR	2.20	2.20	2.20
Buildable Sq. Ft.	11,000	5,500	5,500
Air Rights Sq. Ft.	1,625	1,000	625
Tax Class	-	2A	2A
Assessment (25/26)	\$156,501	\$87,168	\$69,333
Real Estate Taxes (25/26)	\$19,563	\$10,896	\$8,667

\*All square footage/buildable area calculations are approximate

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## Financial Summary

Scheduled Residential Income:	\$414,969	
Scheduled Commercial Income:	\$94,886	
Scheduled Gross Income:	\$509,855	
Less Residential Vacancy Rate Reserve (3.00%):	(\$12,449)	
Less Commercial Vacancy Rate Reserve (5.00%):	(\$4,744)	
Gross Operating Income:	\$492,662	
Less Expenses:	(\$78,812)	19% of SGI
<b>Net Operating Income:</b>	<b>\$413,850</b>	<b>6.67% Cap Rate</b>

## Expenses

Real Estate Taxes (25/26)	\$19,563	Repairs & Maintenance	\$5,000
Tax Reimbursement	(\$4,896)	Payroll	\$5,000
Water & Sewer	\$9,500	Legal/Miscellaneous	\$4,927
Insurance	\$8,931	Management	\$14,780
Fuel	\$11,719	Management	\$14,590
<b>Gross Operating Expenses: \$78,812</b>			

## Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
1 BR	1	\$3,000	\$3,000	\$36,000
2 BR	1	\$3,650	\$3,650	\$43,800
2.5 BR	4	\$3,324	\$13,295	\$159,540
3 BR	4	\$3,659	\$14,636	\$175,629
Comm	2	\$3,954	\$7,907	\$94,886
<b>Total Income:</b>			<b>\$42,488</b>	<b>\$509,855</b>

## Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
FM	10	\$3,458	\$34,581	\$414,969
Comm	2	\$3,954	\$7,907	\$94,886
<b>Total Income:</b>			<b>\$42,488</b>	<b>\$509,855</b>

[FOR FULL RENT ROLL CLICK HERE](#)



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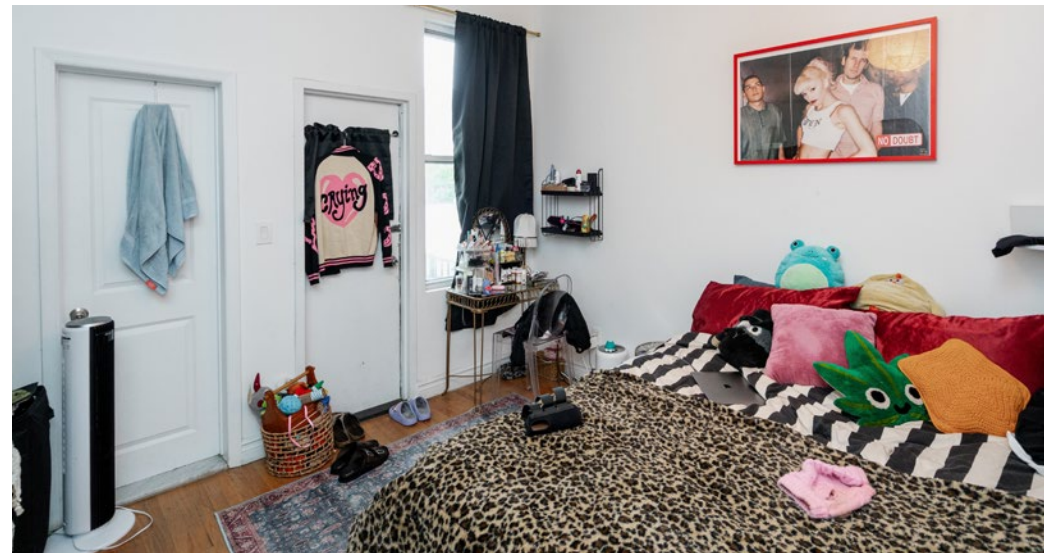


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105 Wilson Avenue Interior Photos



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153 Wilson Avenue Interior Photos



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Situated in the prime area of Bushwick near Maria Hernandez Park, these properties offer easy access to all five boroughs via the L & M lines.

## Transportation Score



99

Public Transportation



97

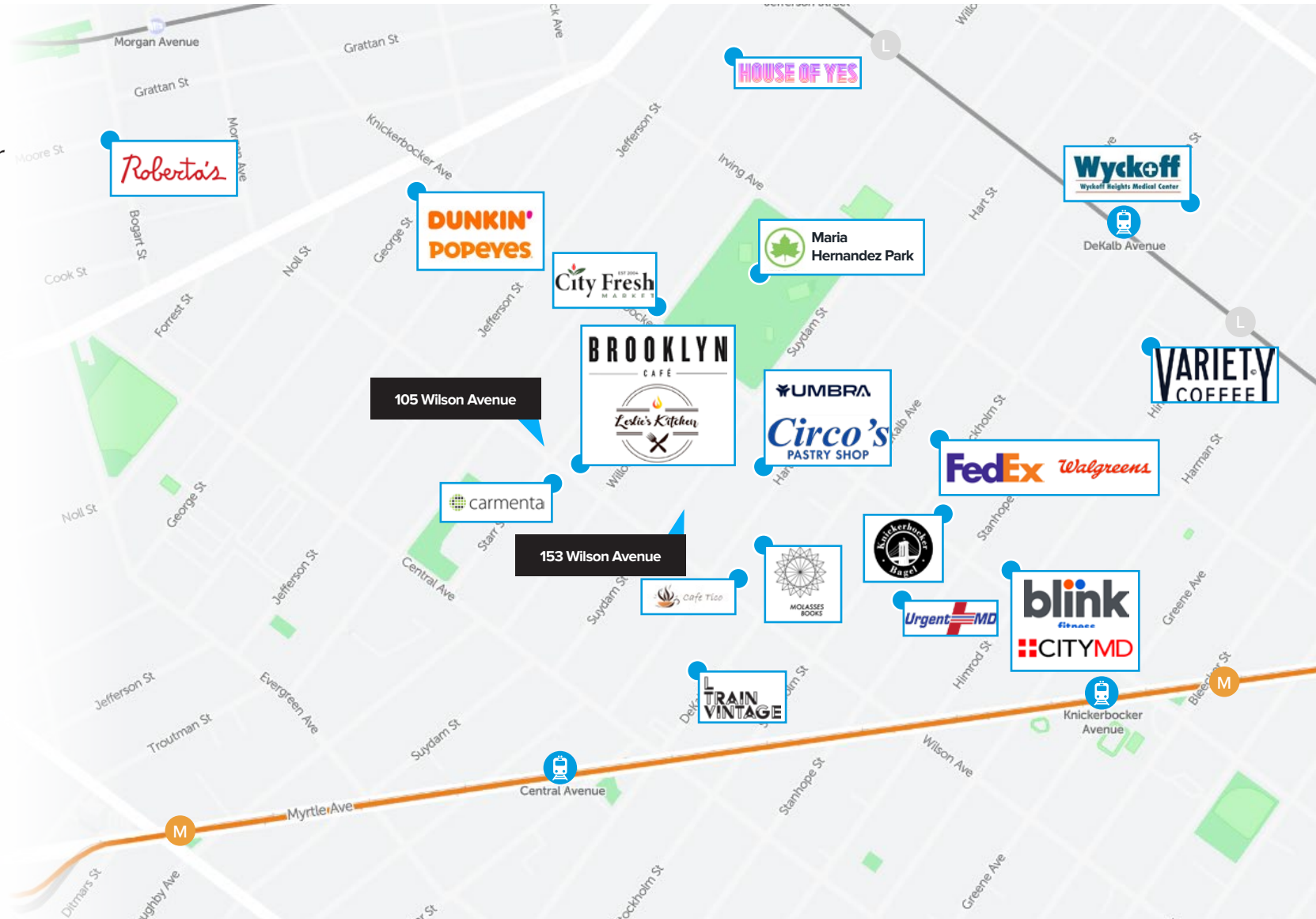
Walker's Paradise



94

Rider's Paradise

[Visit Walk Score Website](#) →



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