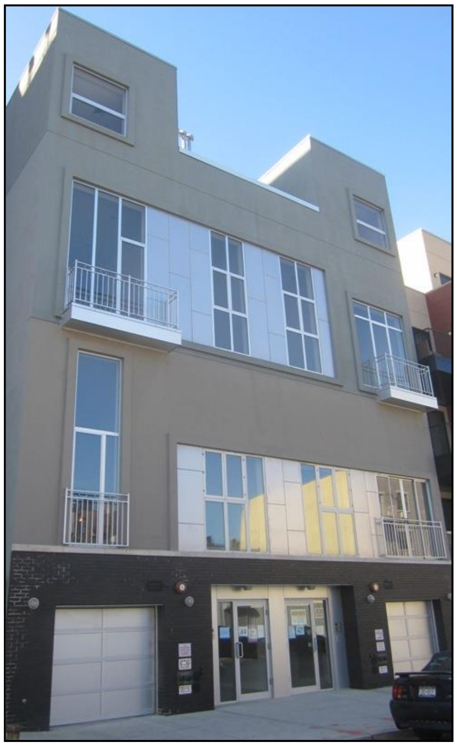
Fully Occupied & Newly Constructed - Prime 12 Unit Multifamily Building For Sale
42 Meserole Street, East Williamsburg, Brooklyn, NY 11211

MNS
REAL IMPACT REAL ESTATE



FINANCIAL SUMMARY

Gross Income:	
• Residential:	$560,640
• Other Income:	$16,020
Total Income:	**$576,620**
Gross: Yearly Expenses:	
• Annual Taxes:	($9,144)
• Other Expenses:	($58,952)
Total Expenses:	**($68,096)**
Net Operating Income:	**$508,524**
Existing Financing:	**$5,495,000**

FINANCIALLY RELEVANT NOTES

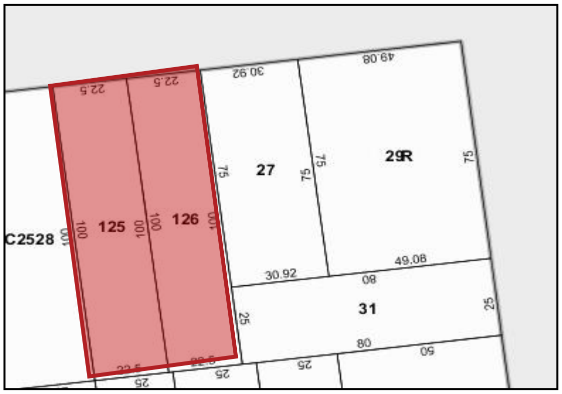
- **Both 1st Floor 4 Bedrooms have oversized patios & landscaped gardens**
- **Both 4th Floor Penthouses Units have front and back balconies.**
- **Individually sub-metered gas & electric for each unit.**
- **Preferred Rents and Legal Rents have a big gap, allowing for bigger increases then the 421a allows.**

PROPERTY & NEIGHBORHOOD HIGHLIGHTS

- **On one of E' Wburg's most desirable blocks, 42 Meserole is just 2 blocks away from the G train, 5 blocks from the J & M trains and 9 blocks from the L (or one stop via the G).**
- **23 years left on a 25 year 421(a) Tax Abatement.**
- **In the past few years East Williamsburg has seen an influx in the number of artists, musicians and young families fleeing the ever-rising costs associated with the neighboring north side. Following the new residents, restaurants and bars keep popping up, hip boutiques are moving in and the prices continue to rise. The east side has established itself has a true Brooklyn hot spot.**

PROPERTY BREAKDOWN

Block & Lot:	**3049-125**
FAR:	**3.27**
Lot SF:	**4,500**
Building SF:	**14,696**
Residential SF:	**10,754**
Stories:	**4**
Units:	**12**
Unit Mix:	**(6) Two-Beds (4) Three-Beds (2) Four-Beds**



Asking Price: $8,900,000

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