

Prime Bushwick Condo & Parking Investment Property 38 Wilson Avenue, Units 4A, Brooklyn, NY 11237

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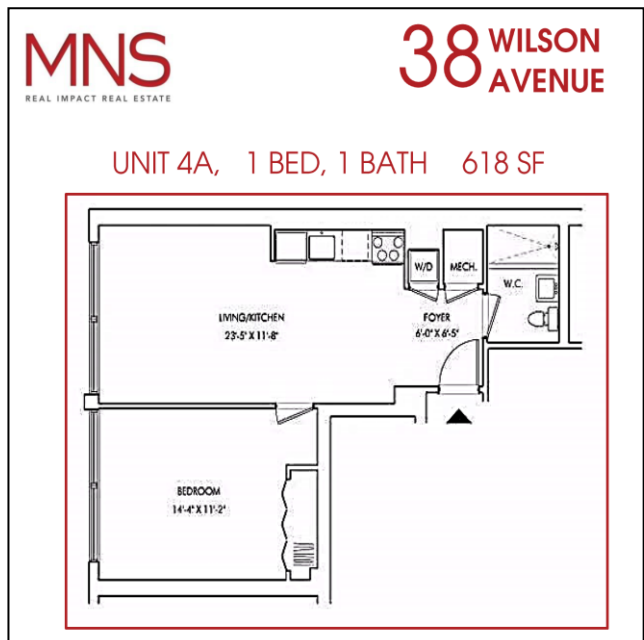
PROPERTY HIGHLIGHTS

- Wilson is a modern boutique condominium in The heart of prime Bushwick. 15 one-bedroom residences are contained in a brand new azure-blue metal-faced building. Designer wood kitchens are equipped with stainless steel appliances and glass-tiled backsplashes. Marble bathrooms feature glass-enclosed rain showers. 38 Wilson also enjoys a shared roof deck with panoramic skyline views.
- 5 blocks away from the L Train.
- Located amidst the hip coffee shops, lofted art studios and off-the-grid boutiques of Bushwick.
- Recent rental comps are showing over \$50 P/SF
- Today Bushwick is seeing an influx in the number of young professionals, artists and musicians as well as young families fleeing the ever-rising costs associated with neighboring Williamsburg. This influx has brought about the elements that make Bushwick "the place to be". All of the positive elements have transformed Bushwick into the perfect location for investors and residents alike.

BLOCK/LOT	3157-7501
RESIDENTIAL SF:	8,843
PARKING FACILITY SF:	1,368
NET BUILDING SF:	10,211
UNITS:	15
STORIES:	5
YEAR BUILT:	2009
UNIT 2D:	1 BED/ 1 BATH
UNIT SIZE:	618 SF

FINANCIAL SUMMARY - UNIT 4A

Annual Income (Condo):	\$33,000
Annual Income (Parking):	\$1800
Gross Income:	\$34800
Annual Taxes:	\$1016
Common Charges:	\$4386
Total Annual Expenses:	\$6316
Net Operating Income:	\$35,998



Asking Price: \$335,000

For More Information Please Contact:

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