

Williamsburg and Greenpoint

Presents



Location, location. 333 Bedford Ave on the corner of South 3rd Street. Bedford ave is the most busy commercial corridor in Williamsburg. Whole Foods, Wework, Chipotle, Scotch and Soda and Levis. Apple Store, Bank of America, Equinox, Duane Reade and Sephora are just around the corner. Catch the wave from the surrounding new luxury developments in the immediate vicinity.

Block # 2418

Lot # 1

Lot Size 24 ft. x 103.5 ft.

Lot area 2,484 sq. ft.

Building area 1,200 sq. ft.

Zoning R6 / C2-4

FAR 2.2

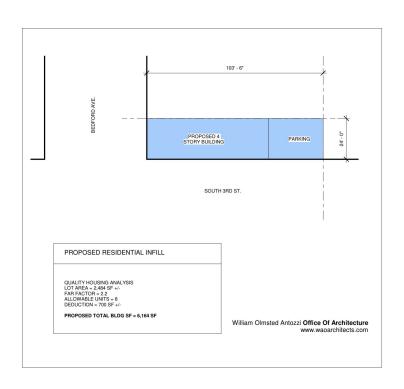
BSF 6.164

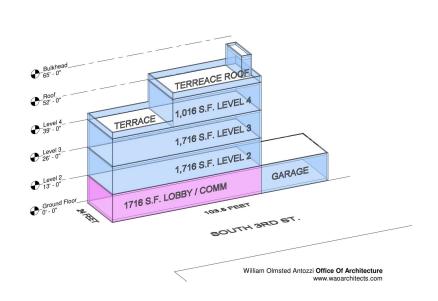
Property Tax \$4,716

Sale condition: The current owner reserves the right to own 3 car garages

LAND ACQUISITION \$3,300,000

Zoning Analysis prepared by WAO Architects





William Antozi Architect 727.543.0221 william@waoarchitects.com Garages not included in sale (24 x 32)

SOFT COSTS

CM fees

Total Hard Costs:

Construction cost:

Construction budget

\$250,000

\$2,250,000

\$2,629,000

Proposed Buildir	ng Envelor)e		SOFI COSIS		
	•			Accounting		\$5,000
Unit	Sq. ft.	Beds	Baths	ARchitect/Engineer		\$100,000
				BPP/SD Street Tree/Exhibits I & III		\$17,500
Commercial	1,716			Design Fee/Specs for Engineers		\$30,000
Commercial	1,710			Controlled Inspections		\$16,000
٥٦	050	_		Survey/Borings/Appraisals		\$15,000
2F	850	1	1	Phase 1/Asbestos Investigation		\$2,500
				Insurance during construction	\$85,000	
2R	850	1	1	Taxes during construction		\$5,000
				DOB permits/DOB fees		\$10,000
3F	850	1	1	Legal fees		\$25,000
				Access agreements	\$25,000	
3R	850	1	1	Renderings		\$1,000
OIT	000			Development office, bookkeeper, PM		\$24,000
PH	1,016	2	2	Soft cost contingency		\$18,000
РΠ	1,010	_	2	T. 10 % O. 1		4070 000
				Total Soft Costs:		\$379,000
				HARD COSTS		
				Residential		\$1,200,000
				Commercial		\$450,000
				Basement		\$350,000
				Bassmont		Ψοσο,σοσ

RENTAL APPROACH					Land Acquisition		\$3,300,000
Unit	Sq. ft.	Beds	Baths	Projected rent	Construction Hard and	Soft Costs	\$2,629,000
Commercial	1,716			\$15,000	Total Project Cost		\$5,929,000
2F 2R 3F	850 850 850	2 2 2	1.5 1.5 1.5	\$4,500 \$4,500 \$4,500		i COSTS	
3R PH	850	2	1.5 2	\$4,500	NYC TRANSFER TAX		\$89,760
Total monthly:	1,016	2	2	\$7,000 terrace \$40,000	NYS TRANSFER TAX		\$40,943.5
Annual Total:					BROKER FEE 4%		\$251,960
Annual Total:			EXPENSES	\$480,000	ATTORNEY FEE		\$8,000
Taxes Water Electricity			EAPENDED	\$45,000 \$4,000 \$1,800	TOTAL		\$390,663.5
Insurance Vacancy				\$8,000 \$20,250	INVESTOR PROFIT		
Repairs Super				\$5,000 \$6,000	\$7,799,000 (SALE PRIC COSTS)	CE) - \$5,929,000 (PROJECT COST	T) - \$390,663.5 (CLOSING
Annual Total				\$90,050		*	
NET OPERATING INCOME				\$389,950	\$1,479,336.5		
BUILDING VALUE BASED ON 5% CAP BATE				\$7.799.000			

CONDO SELL OUT					Land Acquisition	\$3,300,000
Unit	Sq. ft.	Beds	Baths	Sale Price:	Construction Hard and Soft Costs	\$2,629,000
0	. 740			Φο ο οο οοο	Condo Offering Plan	\$85,000
Commercial	1,716			\$2,6 00,000	Total Project Cost	\$6,014,000
2F	850	2	1.5	\$1,250,000		
2R	850	2	1.5	\$1,250,000	CONDO SALE CLOS	ING COSTS
3F	850	2	1.5	\$1,250,000	NYC TRANSFER TAX	\$116,850
3R	850	2	1.5	\$1,250,000	NYS TRANSFER TAX	\$53,300
DLI	1 010	0		Φ4 000 000	BROKER FEES 5%	\$410,000
PH	1,016	2	2	\$1,600,000	ATTORNEY FEE	\$48,000
Total:				\$9,200,000	TOTAL	\$628,150

INVESTOR PROFIT

\$9,200,000 (SALE PRICE) - \$6,014,000 (PROJECT COST) - \$628,150 (CLOSING COSTS)

\$2,557,850

Local business























Transportation



L train Bedford Avenue stop - 3 Blocks - 3 min.



G train India Street stop - 8 Blocks - 8 min.



North 7th Street Ferry - 5 Blocks - 5 min.

Williamsburg

38,362

35.60 Yrs

30.08%

POPULATION WITHIN 11249

MEDIAN POPULATION AGE

POPULATION GROWTH SINCE 2010

\$105,614

\$1.1 bn

AVERAGE HHI WITHIN 1-MILE RADIUS

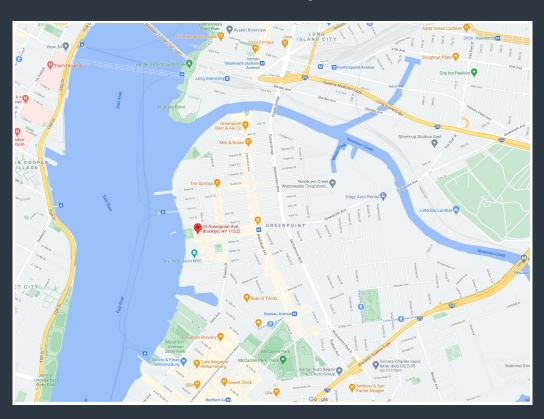
TOTAL BUSINESSES WITHIN 1-MILE RADIUS

3,641

ANNUAL SPENDING WITHIN 1-MILE RADIUS

Location

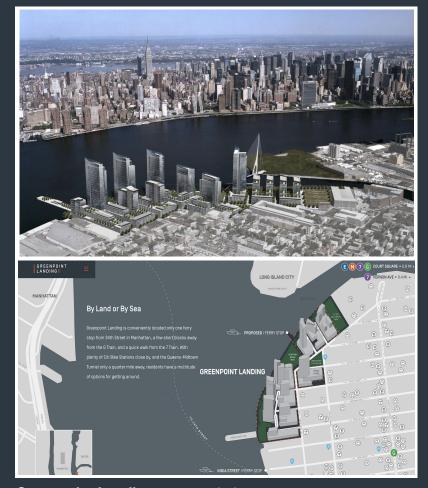
123 N 4th Street, Brooklyn N.Y. 11249



Attractions and future projects



Transmitter park West St. bet. Kent St. and Greenpoint Avenue Brooklyn, 11222



Greenpoint Landing proposed plans