



WILLIAM-GREEN
REAL ESTATE

Williamsburg and Greenpoint

Presents

333 Bedford Ave, Brooklyn NY 11249

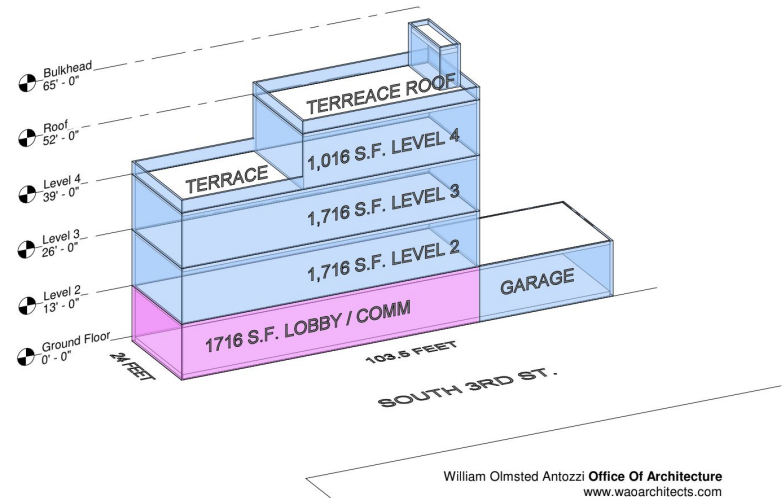
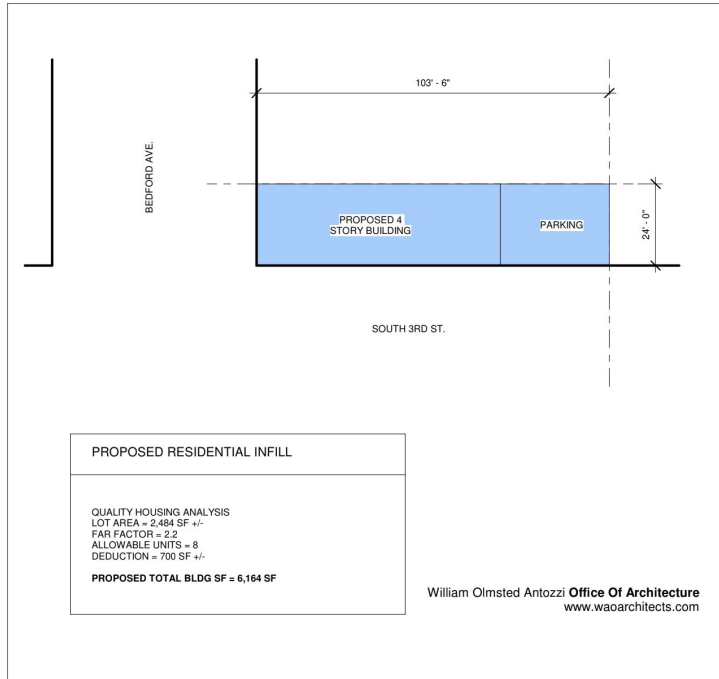


Location, location, location. 333 Bedford Ave on the corner of South 3rd Street. Bedford ave is the most busy commercial corridor in Williamsburg. Whole Foods, Wework, Chipotle, Scotch and Soda and Levis. Apple Store, Bank of America, Equinox, Duane Reade and Sephora are just around the corner. Catch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



Garages not included in sale (24 x 32)

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Construction budget

Proposed Building Envelope

Unit	Sq. ft.	Beds	Baths
Commercial	1,716		
2F	850	1	1
2R	850	1	1
3F	850	1	1
3R	850	1	1
PH	1,016	2	2

SOFT COSTS

Accounting	\$5,000
ARchitect/Engineer	\$100,000
BPP/SD Street Tree/Exhibits I & III	\$17,500
Design Fee/Specs for Engineers	\$30,000
Controlled Inspections	\$16,000
Survey/Borings/Appraisals	\$15,000
Phase 1/Asbestos Investigation	\$2,500
Insurance during construction	\$85,000
Taxes during construction	\$5,000
DOB permits/DOB fees	\$10,000
Legal fees	\$25,000
Access agreements	\$25,000
Renderings	\$1,000
Development office, bookkeeper, PM	\$24,000
Soft cost contingency	\$18,000
Total Soft Costs:	\$379,000

HARD COSTS

Residential	\$1,200,000
Commercial	\$450,000
Basement	\$350,000
CM fees	\$250,000
Total Hard Costs:	\$2,250,000
Construction cost:	\$2,629,000

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CONDO SELL OUT				
Unit	Sq. ft.	Beds	Baths	Sale Price:
Commercial	1,716			\$2,600,000
2F	850	2	1.5	\$1,250,000
2R	850	2	1.5	\$1,250,000
3F	850	2	1.5	\$1,250,000
3R	850	2	1.5	\$1,250,000
PH	1,016	2	2	\$1,600,000
Total:				\$9,200,000

Land Acquisition	\$3,300,000
Construction Hard and Soft Costs	\$2,629,000
Condo Offering Plan	\$85,000
Total Project Cost	\$6,014,000

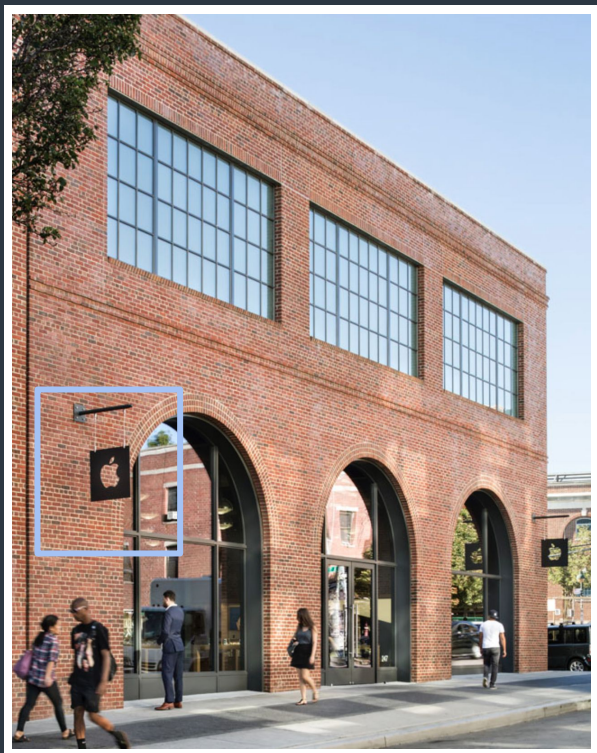
CONDO SALE CLOSING COSTS

NYC TRANSFER TAX	\$116,850
NYS TRANSFER TAX	\$53,300
BROKER FEES 5%	\$410,000
ATTORNEY FEE	\$48,000
TOTAL	\$628,150

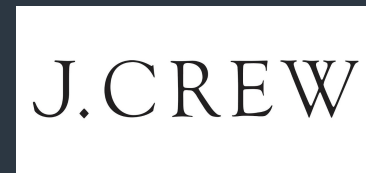
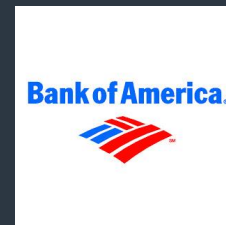
INVESTOR PROFIT

\$9,200,000 (SALE PRICE) - \$6,014,000 (PROJECT COST) - \$628,150 (CLOSING COSTS)
\$2,557,850

Local business



Apple Williamsburg
247 Bedford Avenue



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

POPULATION WITHIN 11249

35.60 Yrs

MEDIAN POPULATION AGE

30.08%

POPULATION GROWTH SINCE 2010

\$105,614

AVERAGE HHI WITHIN 1-MILE RADIUS

3,641

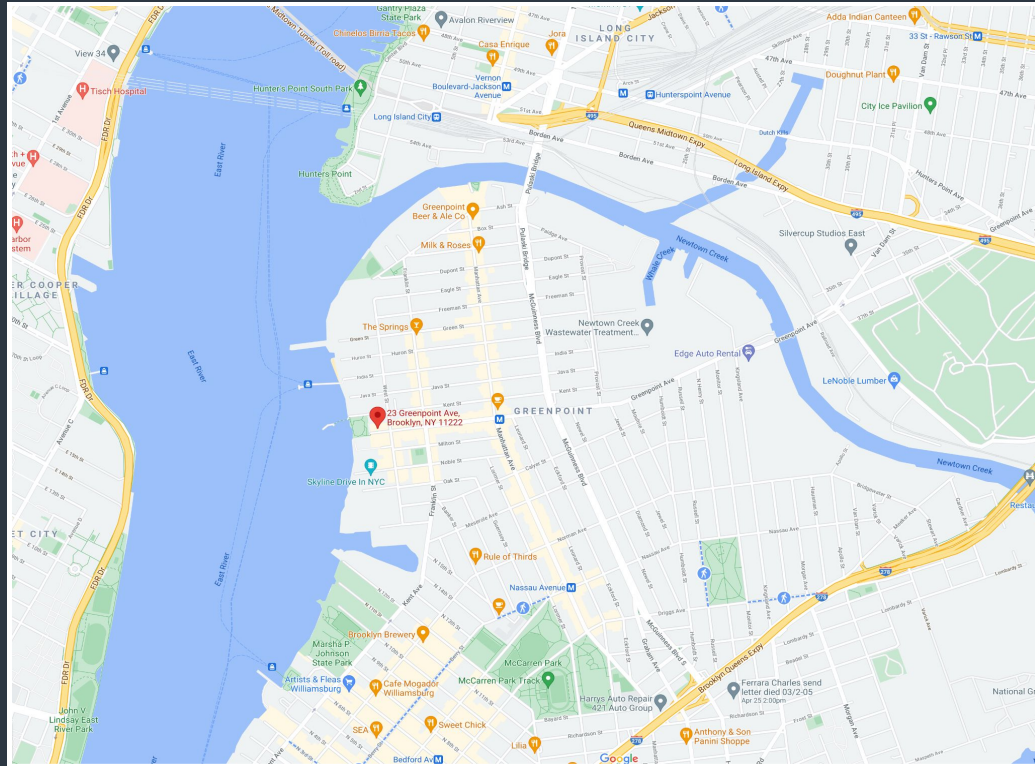
TOTAL BUSINESSES WITHIN 1-MILE RADIUS

\$1.1 bn

ANNUAL SPENDING WITHIN 1-MILE RADIUS

Location

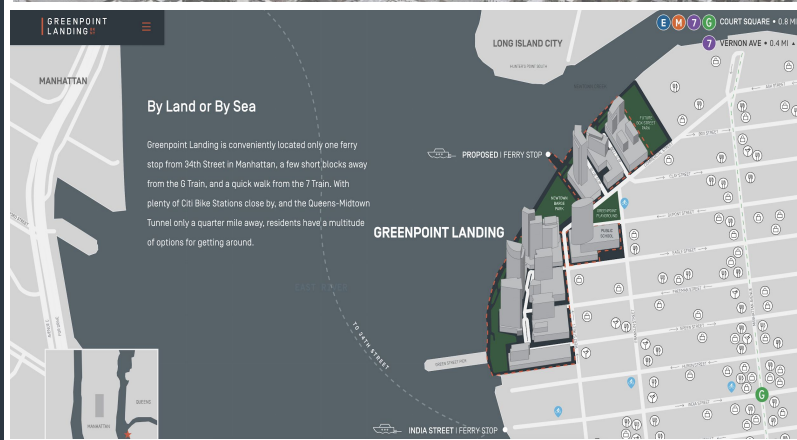
123 N 4th Street, Brooklyn N.Y. 11249



Attractions and future projects



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



Greenpoint Landing proposed plans