



WILLIAM-GREEN
REAL ESTATE

Williamsburg and Greenpoint

Presents

247 Devoe Street, Brooklyn NY 11211

6 Family in Williamsburg



Lot Dimensions:	25 ft. x 100 ft.
Building Dimensions:	25 ft. x 60 ft.
Stories:	3
Walk up / Elevator	Walk up
Building Sq. Ft.:	4,500
Residential Units:	6
Commercial Units:	N/A
Zoning (FAR):	R6B
Asking Price:	\$3,300,000

This property located on a quiet residential block in Williamsburg. Only few blocks from L train station or Lorimer Stop of the L train with easy access to Manhattan.

The building consist of 6 Residential Units (4 are Free Market!) total 8 Br and 6 Bath. Two ground floor apartments have private backyards.

RENT ROLL

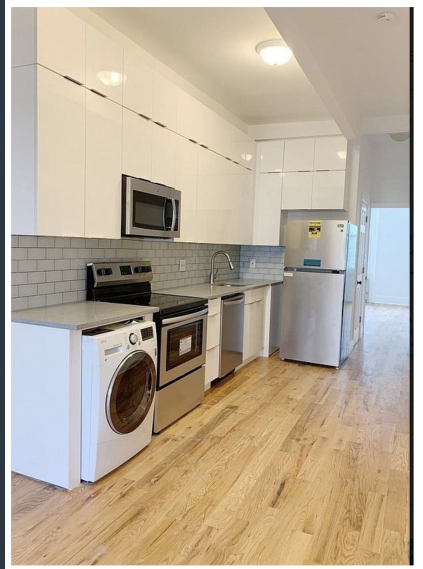
Apt #	Current Rent	Projected Rent/Status	#Beds	#Baths	Exp. Date
1R (backyard)	\$3,600	\$3,800 FM	1 BR	1 Bath	08/31/2022
1L (backyard)	\$3,500	\$3,800 FM	1 BR	1 Bath	05/31/2022
2R	\$3,500	\$3,650 FM	1 BR	1 Bath	08/31/2022
2L	\$1,289.71	\$1,289.71 RS	1 BR	1 Bath	07/31/2023
3R	\$3,500	\$3,650 FM	1 BR	1 Bath	10/31/2022
3L	\$934.93	\$934.93 RS	1 BR	1 Bath	02/28/2022
Monthly Total:	\$16,324.64	\$17,124.64			
Annual Total:	\$195,895.68	\$205,495.68			

Annual Expenses:

Property Taxes:	\$10,683
Gas Heat:	\$3,851
Electricity:	\$1,000
Water/Sever:	\$2,782
Management:	\$6,164.87
Insurance:	\$5,500
Payroll:	\$3,600
Repairs:	\$2,000
Total:	\$35,580.87

CURRENT NOI: \$160,314.81

EXPECTED NOI: \$169,914.81



Where to Eat



Sunday in Brooklyn 348 Wythe Avenue



Tacocina Domino Park



Freehold 45 South 3rd Street



Aska 47 South 5th Street



12 Chairs Wythe Avenue

Transportation



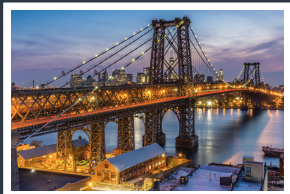
L train Bedford Avenue stop - 10 Blocks - 10 min.



J M Z trains Broadway Street stop - 8 Blocks - 8 min.



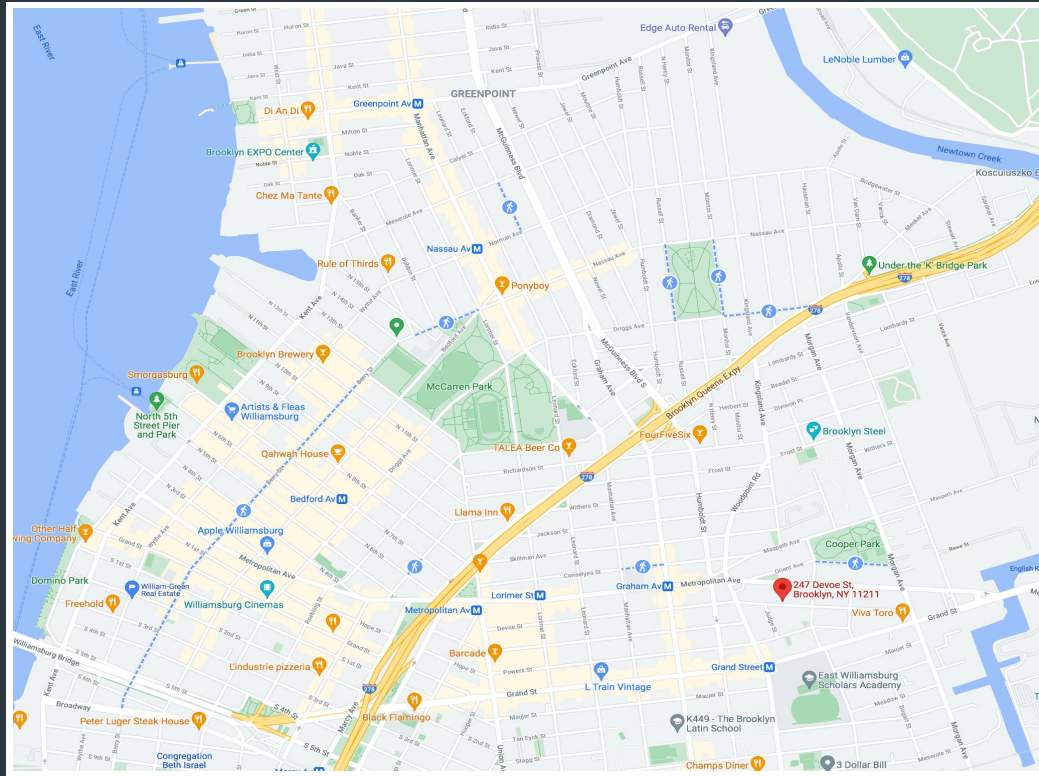
North 7th Street Ferry - 9 Blocks - 9 min.



Williamsburg Bridge - 5 Blocks - 5 min.

Location

247 Devoe Street Brooklyn N.Y. 11211



Attractions and future projects



Domino Park Kent Avenue Brooklyn, 11249

<https://www.dominopark.com/in-the-park>



Domino Development proposed plans