

103 North 7th Street

Multi-Family Townhouse : Block & Lot 2318-0033 : Williamsburg



Just Listed!

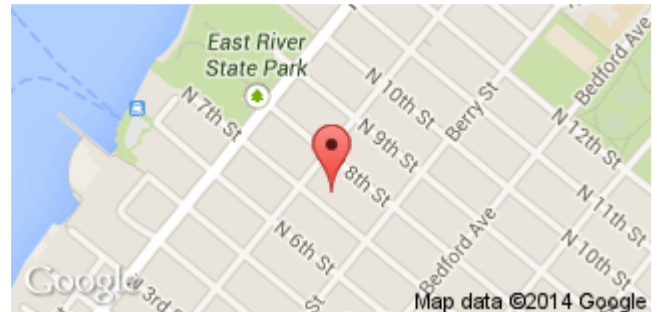
Fantastic Multi-Family Investment Opportunity in Prime Williamsburg. This four story brick townhouse has a total of six units and is just a block and a half away from the Bedford Avenue L train stop. The units consist of 2 two-bedroom apartments and 4 one-bedroom apartments. Very low expenses.

\$2,200,000 (Approx. \$541 /Sq.Ft.)

\$6,700 Annual RE Taxes

- 6 Units
- 4 Floors
- 20 Rooms
- 6 Baths

Lot Dimensions: 18.5 x 100
Building Dimensions: 18.5 x 55
Bldg Sq. Footage: 4,070



First Floor: Two bedroom, one bath floor-thru with a large backyard. Rent Stabilized. Currently paying \$850 a month.

Second Floor: Two bedroom, one bath floor-thru apartment. Currently unoccupied. Needs to be fully renovated. Projected monthly rent is \$3,200.

Third Floor- Apartment 3R: One bedroom, one bath. Rent stabilized. Currently paying \$710 a month.

Third Floor- Apartment 3F: One bedroom, one bath. Rent stabilized. Currently paying \$1,026 a month.

Fourth Floor- Apartment 4R: One bedroom, one bath. Rent stabilized. Currently paying \$936 a month.

Fourth Floor- Apartment 4F: One bedroom, one bath. Rent stabilized. Currently paying \$860 a month.

Total Annual Income: \$90,984 (approximately).

Annual Expenses:

- Real Estate Taxes: \$6,700
- Water & Sewer: \$1,500
- Insurance: \$2,000
- Gas and Electric: \$4,500
- Total Annual Expenses: \$14,700 (approximately).

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