

Multi-Family | Williamsburg

104 Jackson Street



Paula Manna

Lic. Assoc. R.E. Broker

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The Manna Team

Ian Mednick

Lic. R.E. Salesperson

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Income

Unit	Actual	Proforma/ Legal	Annual Actual		Annual Proforma	Lease Expiration
1R	\$1,980	\$1,980	\$23,760	Delivered Vacant	\$23,760	9/30/2025
1L	\$1,300	\$15,375.50	\$15,600		\$15,600	7/31/2024
2R	\$782	\$782	\$9,384		\$9,384	9/30/2025
2L	\$981	\$981	\$11,772		\$11,772	9/30/2025
3R	1,987	\$1,987	23,844	Delivered Vacant	\$23,844	9/30/2025
3L	\$1,013	\$1,013	\$12,156		\$12,156	9/30/2025
Front House					\$99,366	
Rear House	\$0	\$6,500	\$0	Delivered Vacant	\$78,000	FREE MARKET (Owner Occupied)
Total	\$8,043	\$14,781	\$96,516		\$174,516	

Expenses

	Actual	Proforma
Taxes	\$13,494	\$13,494
Water & Sewer	\$5,137	\$5,137
Insurance	\$7,802	\$7,802
Electricity	\$960	\$960
Heat (Gas)	\$12,872	\$12,872
Vacancy Rate	\$2,043.36	\$5,321.16
Management Fee	\$2,724.48	\$7,094.88
Total	\$47,833.84	\$55,482.04

NOI (current)	\$56,251
NOI (proforma)	\$119,034
Proforma Cap	7.83%
Asking Price	\$1,750,000

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