

BOLD NEW YORK

495 Lorimer St

Prepared By

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Associate Broker

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CODIGO NUEVO

#LOWCALHERO

About the Property



Address: 495 Lorimer St

Neighborhood: Williamsburg, Brooklyn

Transportation: L/G/J/M/Z Trains

Details:

Mixed Use-4 Units:

- Two Commercial Spaces
 - Fully Built Out Restaurant
 - Former Coffee Shop
- Two Residential Units
 - 2-Bed with Massive Private Terrace
 - Spacious Top floor 3-bed

Price: \$3,200,000

Building SQFT: 5,585 Interior SqFt

Lot SQFT: 2,250

PPSF: \$711

Building Type: Mixed Use

Monthly Taxes: \$545

Zoning: R6B

495 Lorimer St



Financials

Current & Pro Forma Rent Analysis					
Apt	Layout	Size	Current/Prev Rent	Market Pre COVID	Market Post COVID
1	Restaurant	1,305	\$5,500	\$6,400	\$6,500
1	Coffee Shop	795	\$4,000	\$5,300	\$5,500
2	2 Bed + Terrace	1,076	\$3,000	\$3,850	\$4,250
3	3 Bedroom	1,060	\$3,600	\$3,750	\$3,950
Total Gross Income/Month			\$16,100	\$19,300	\$20,200
Total Gross Income/Year			\$193,200	\$231,600	\$242,400

Expenses		
Type	Current Monthly	Current Yearly
R.E. Taxes (Tenants Pay)	\$545	\$6,538
Insurance (Umbrella)	\$583	\$7,000
Water & Sewer	\$250	\$3,000
Heating (GAS)	\$250	\$3,000
Total Expenses	\$1,628	\$19,538
Owner Expenses	\$1,083	\$13,000

Performance Analysis			
Net Operating Income	Current Rent	Market Pre COVID	Market Post COVID
Monthly	\$16,100	\$19,300	\$20,200
Yearly	\$193,200	\$231,600	\$242,200
Net Operating Income	\$180,200	\$218,600	\$229,400
CAP Rate (\$3.2M)	5.63%	6.83%	7.17%

Floorplan

495 LORIMER STREET

BROOKLYN, NY 11211



Estimated Total Square Footage: 5,585 SQ FT

Calculated from outside face of exterior walls and center line of demising walls.

- Commercial Unit 1: 1,305 SQ FT
- Commercial Unit 2: 795 SQ FT
- Unit 1: 1,075 SQ FT
- Unit 2: 1,060 SQ FT
- Common Area: 1,350 SQ FT



FIRST FLOOR

Commercial Unit 1: 1,305 SQ FT
Commercial Unit 2: 605 SQ FT
Common Area: 75 SQ FT



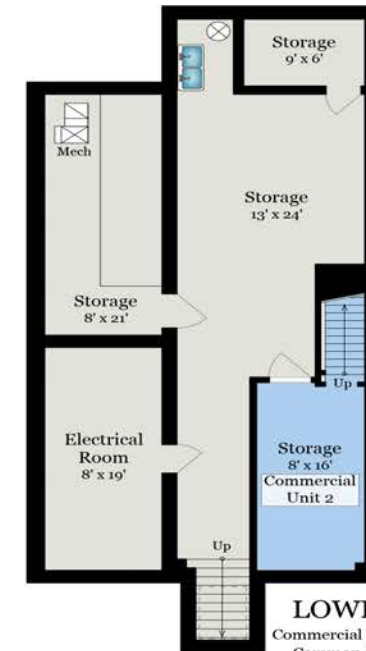
SECOND FLOOR

Unit 1: 1,075 SQ FT
Common Area: 130 SQ FT



THIRD FLOOR

Unit 2: 1,060 SQ FT
Common Area: 120 SQ FT



LOWER LEVEL

Commercial Unit 2: 190 SQ FT
Common Area: 1,025 SQ FT

Rendering by Floor Plan Visuals.
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Presented by Paula Manna, Bold
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Photos



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B O L D N E W Y O R K

Exclusive Marketing Through: The Manna Group



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