

B O L D NEW YORK

495 Lorimer St

Prepared By

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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

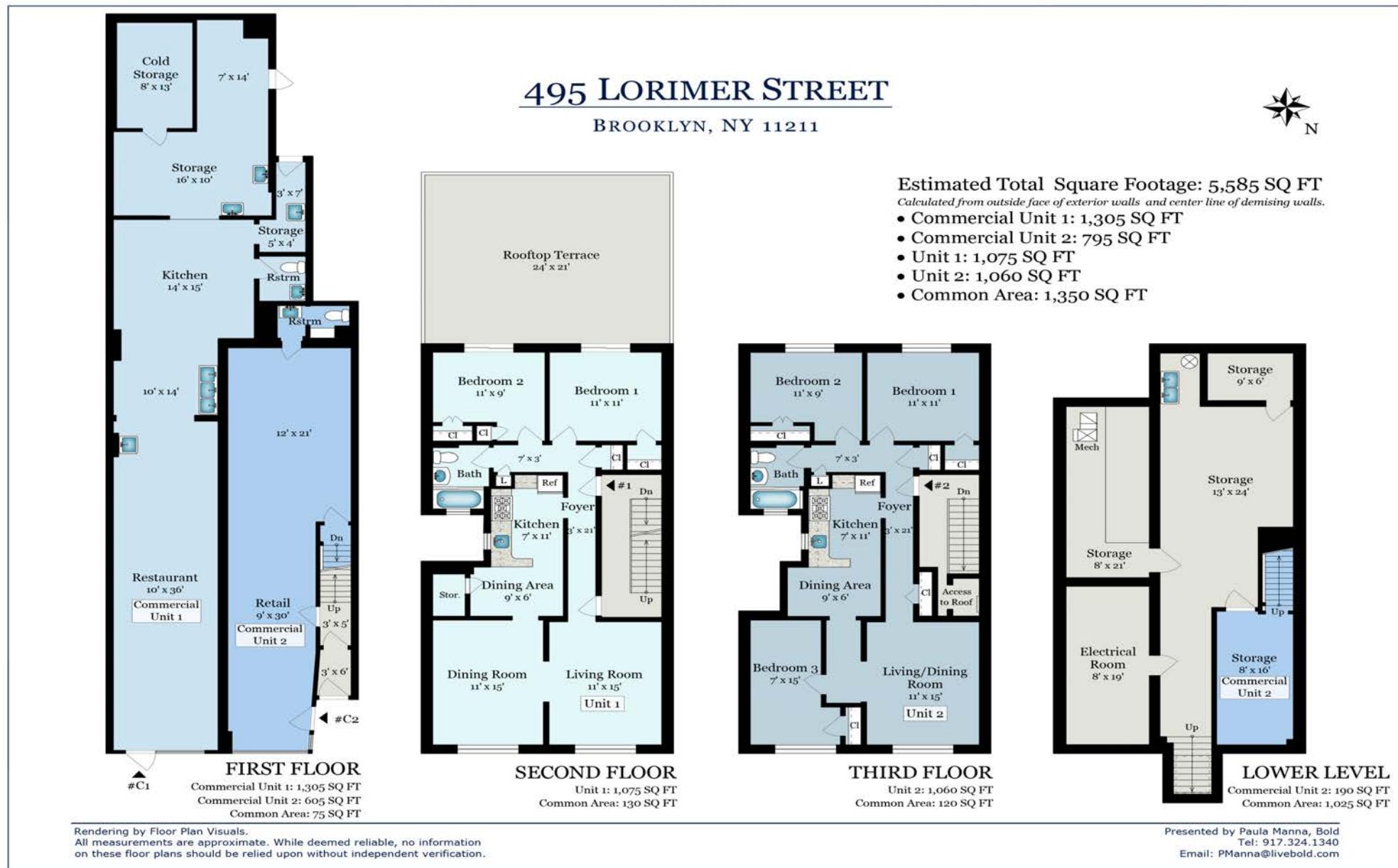
Current & Pro Forma Rent Analysis

Apt	Layout	Size	Current/Prev Rent	Market Pre COVID	Market Post COVID	Type	Current Monthly	Current Yearly
1	Restaurant	1,305	\$5,500	\$6,400	\$6,500	R.E. Taxes (Tenants Pay)	\$545	\$6,538
1	Coffee Shop	795	\$4,000	\$5,300	\$5,500	Insurance (Umbrella)	\$583	\$7,000
2	2 Bed + Terrace	1,076	\$3,000	\$3,850	\$4,250	Water & Sewer	\$250	\$3,000
3	3 Bedroom	1,060	\$3,600	\$3,750	\$3,950	Heating (GAS)	\$250	\$3,000
Total Gross Income/Month			\$16,100	\$19,300	\$20,200	Total Expenses	\$1,628	\$19,538
Total Gross Income/Year			\$193,200	\$231,600	\$242,400	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



Photos

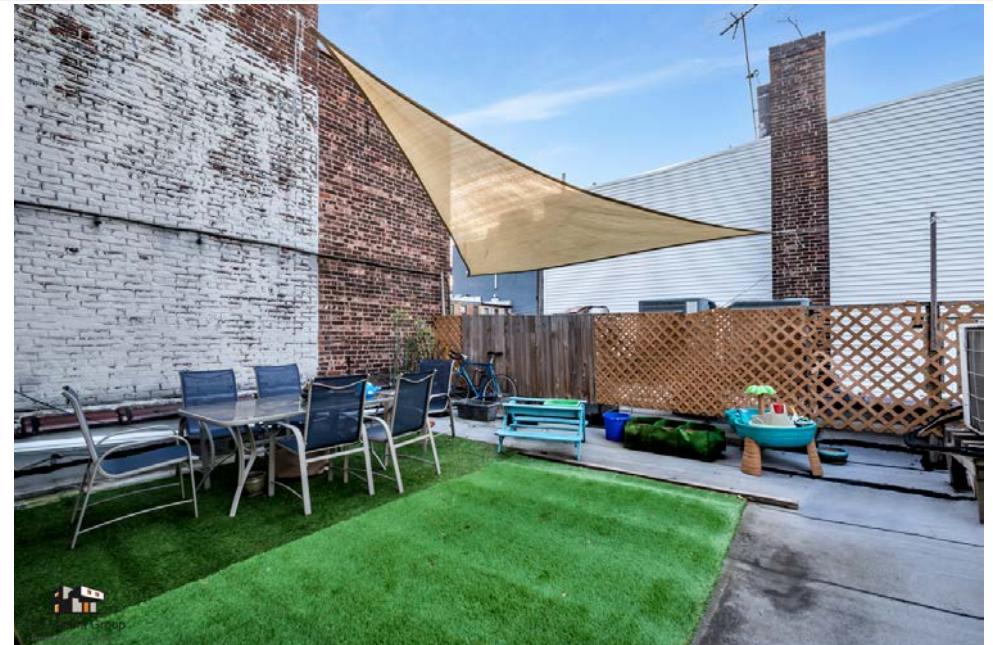


Photos



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The Manna Team

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Photos



B O L D N E W Y O R K

Exclusive Marketing Through: The Manna Group



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