



REAL ESTATE
ADVISORS

135 PROSPECT AVENUE

GOWANUS / SOUTH SLOPE, BROOKLYN, NY

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Gowanus / South Slope, Brooklyn, NY 11215



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FOR SALE | 9 Residential Units | 7,975 SF

PRIME LOCATION

NEW CONSTRUCTION

35-YEAR TAX ABATEMENT

PROTECTED TAX CLASS



BUILDING FEATURES

Location	North side of Prospect Avenue between 3rd and 4th Avenues.	
Block & Lot	1051 / 65	
Lot Size	47.5' x 62'	Approx. Irreg.
Lot SF	2,998	Approx.
Building Size	47.5' x 36.75'	Approx.
Stories	4 + Penthouse Floor	
Gross SF	7,152	Approx.
Units	9	
Zoning	R6B / C2-4	
FAR	2.0	
Assessment ('21/'22)	\$255,150	
Affordable NY Exemption	(\$172,395)	
R.E. Taxes ('21/'22)	\$10,152	Tax Class 2B

ASKING PRICE
\$6,750,000

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 135 Prospect Avenue, a newly constructed multifamily building in the Gowanus neighborhood of Brooklyn.



- Built in 2020, this 47.5' wide, 9-unit building, offers institutional quality construction at a boutique price. Unit mix offers (1 X 1BR, 3 X 2BR, 5 X 3 BR).
- Floor through units offer mature layouts, with plenty of light and air. Best in class appliances and fixtures support the superior construction and design.
- The building benefits from a 35-year tax abatement, per the Affordable NY program, capping your tax increases for a generation.
- Shared amenities in the building includes high-end gym, accessible laundry, rear courtyard, opulent rooftop deck, and a virtual doorman experience.
- Less than a block to train's Prospect Avenue station, providing access to Downtown Brooklyn and Manhattan within 15-20 minutes.

FINANCIAL SUMMARY

Gross Annual Income	\$364,200
Vacancy & Credit Loss @ 3%	\$10,926
Effective Gross Income	\$353,274
Less Total Expenses	\$46,655
Projected Net Operating Income	\$306,619

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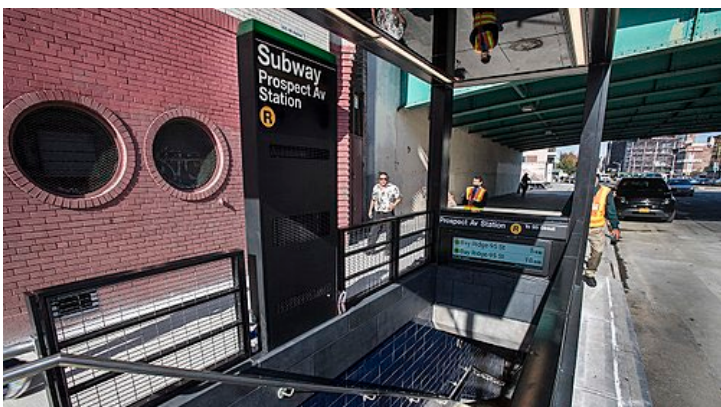
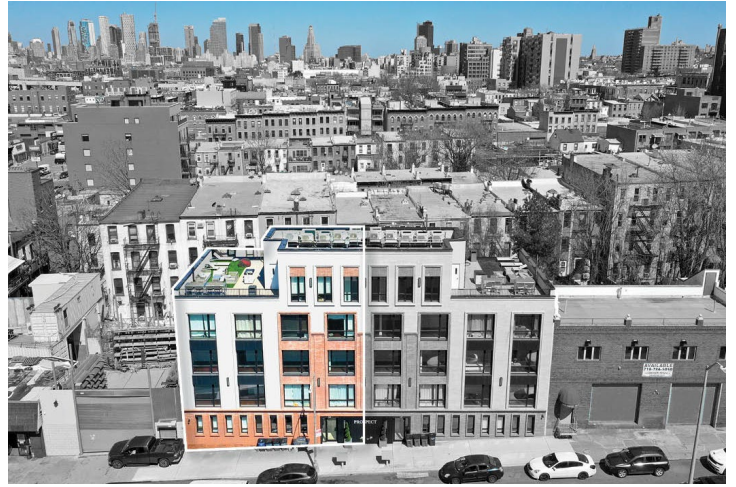
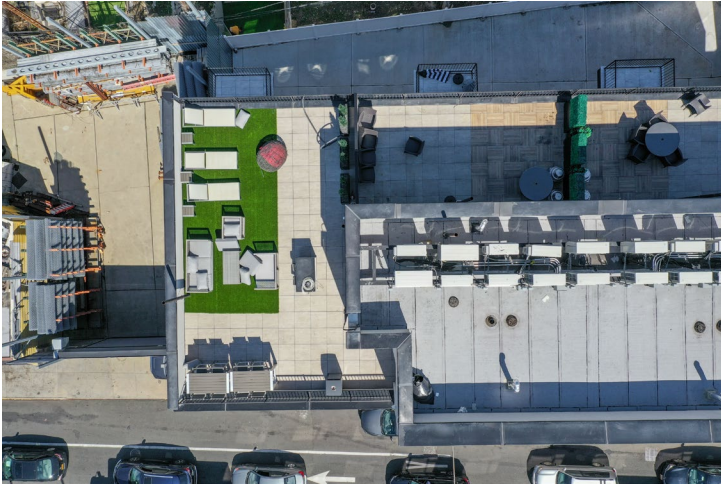
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EXTERIOR PHOTOS



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BUILDING FINANCIALS

REVENUE

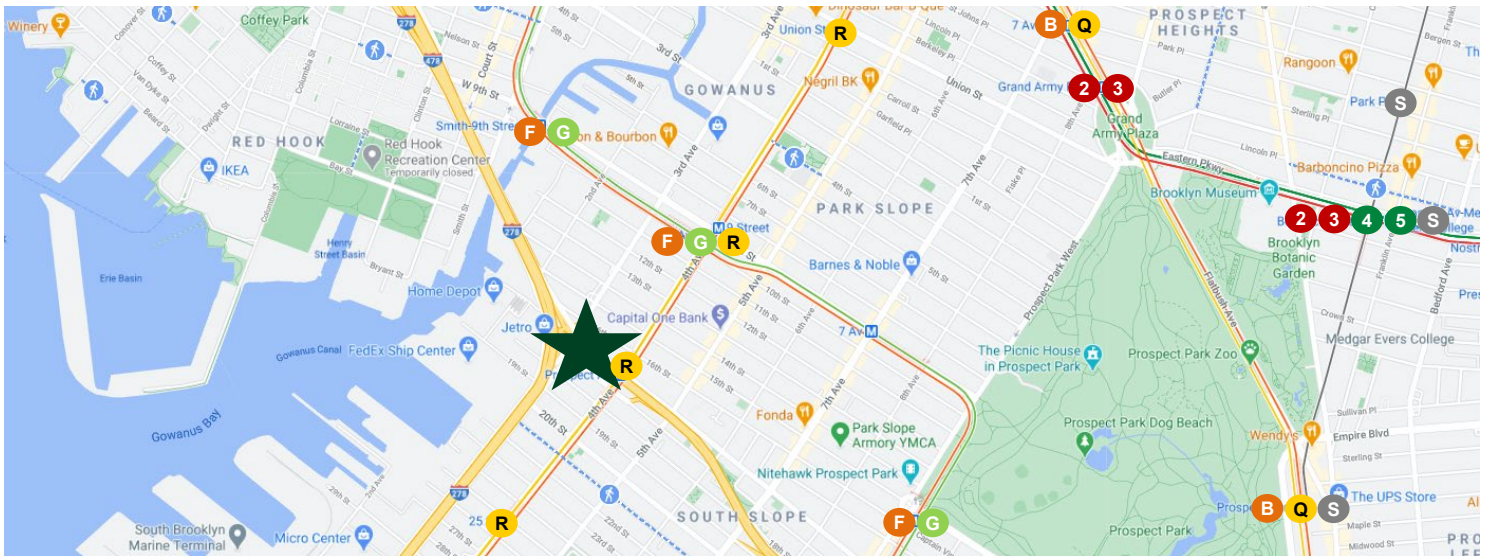
Unit	Type	SF	Status	Lease Exp.	Rent/Mo.	Rent/Yr.	\$ / SF
1A	2 BR / 2 BA Duplex	1,078	FM	--	\$3,500	\$42,000	\$39
1B	1 BR / 1 BA	420	421a - RS	--	\$1,950	\$23,400	\$56
2A	3 BR / 2 BA + Balcony	698	FM	Vacant	\$3,900	\$46,800	\$67
2B	3 BR / 2 BA	667	421a - RS	--	\$2,600	\$31,200	\$47
3A	3 BR / 2 BA + Balcony	698	FM	Vacant	\$3,900	\$46,800	\$67
3B	3 BR / 2 BA + Balcony	667	FM	Vacant	\$3,900	\$46,800	\$70
4A	3 BR / 2 BA + Balcony	794	FM	--	\$3,800	\$45,600	\$57
4B	2 BR / 1 BA + Balcony	464	421a - RS	--	\$2,300	\$27,600	\$59
4C	2 BR / 2BA Duplex + Private Roof	760	FM	Vacant	\$4,000	\$48,000	\$63
Laundry	Misc.	--	--	--	\$500	\$6,000	--
Total		6,246			\$30,350	\$364,200	\$58

ESTIMATED EXPENSES

Real Estate Taxes (21/22)	Abated Taxes	\$10,152
Insurance	\$650 / Unit	\$5,850
Water & Sewer	\$750 / Unit	\$6,750
Heating Fuel	PassThrough	--
Electric (Common)	\$0.15 / GSF	\$1,073
Repairs & Maintenance	\$500 / Unit	\$4,500
Superintendent	\$350 / Month	\$4,200
Management	4% of EGI	\$14,131
Total	Exp. Ratio:13%	\$46,655

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