

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING:
520 Union Avenue

Prime Williamsburg
Fully Free Market Corner 5 Unit Building
Luxurious Renovations Turn Key Asset



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MICHAEL SHERMAN | Founder

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Property Information

Location

520 Union Avenue, Brooklyn, NY 11211

Building Size

5,300 SF

Lot Size

2,500 SF (25ft x 100ft)

Units

5 Units

Notes

Prime Williamsburg
3-Story Walkup | Corner Building
Brand New Luxurious Renovations | In-Unit W/D
Layouts include 1 5BR & 4 2BR
Fully Free Market
Fully electric with independent Water Heaters
No gas in building
Full gut renovation ~1.5 years ago
New Roof, waterproofing, and brick repointing
Prime visibility from BQE
Opportunity for painted signage/branding for new owner
Steps from Lillia Restaurant
Located at the corner of Union Ave & Jackson St
Steps away from McCarren Park & G/L Train

Financials

Residential	5	\$348,900
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Total Income		\$348,900
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Real Estate Taxes	2A	\$16,828
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Utilities		\$8,556
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Insurance		\$6,637
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Maintenance		\$8,245
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Payroll		\$5,400
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Management		\$10,467
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Total Expenses		\$56,133
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Net Operating Income		\$292,767
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Asking Price: \$4,450,000

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RENT ROLL

Unit	Beds/Tenant	Bath/Type	Lease Start	Lease End	Monthly Rent
1	5	3	10/1/2023	9/30/2026	\$8,625
2L	2	1	11/1/2023	1/31/2026	\$4,750
2R	2	1	10/1/2023	11/30/2026	\$5,250
3L	2	1	2/1/2026	1/31/2027	\$5,200
3R	2	1	10/1/2023	5/31/2027	\$5,250
Monthly Total					\$29,075
Annual Total					\$348,900

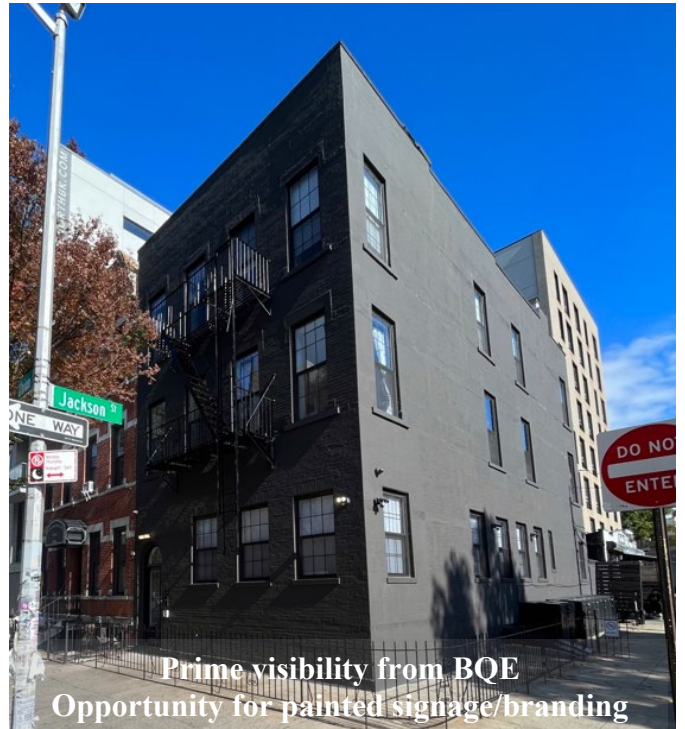
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IMAGES



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AREA MAPS



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