

VERADA

989 Halsey Street

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Executive summary

Verada, as exclusive agent, is pleased to offer for sale 989 Halsey Street, a renovated two-family mixed-use townhouse in Bushwick, Brooklyn.

The property features two residential apartments and a finished lower-level office/commercial space with private rear yard access.

Both residential units are leased through mid-2027, generating \$103,800 annually in durable residential income.

The commercial space is currently owner-occupied at \$4,950/month and vacating soon.

KEY METRICS

Asking Price	\$1,900,000
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Total Rent Roll	\$163,200/yr
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Residential Income	\$103,800/yr
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Office Income	\$59,400/yr
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Est. NOI (Current)	\$122K – \$127K
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Cap Rate Range	5.75% – 6.25%
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Residential Units	2 (leased to mid-2027)
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Highlights

Mixed-Use Townhouse

- Two family mix-use townhouse
- Gut-renovated 18 months ago
- 2 residential apartments (fully leased through mid-2027)
 - First floor residential unit: 3B /2 bath
 - Second floor residential unit: 4B /2 bath
- Lower-level office/commercial space: 980 SF
- Private rear yard access
- Strong residential income: \$103,800 annually
- Low operating costs, low real estate taxes
- Flexible use: suits investor or owner-user

Bushwick, Brooklyn

- One of Brooklyn's fastest-growing residential corridors
- Strong mix of young professionals, creatives, and long-term residents
- Active retail, F&B, and arts/culture scene along Halsey St and surrounding blocks
- Significant new residential development driving neighborhood demand
- Close to J/Z (Halsey St), A/C (Utica Ave), and L (DeKalb Ave) subway lines
- Proximity to Ridgewood and Bed-Stuy, expanding buyer and tenant pool
- Low real estate taxes relative to surrounding submarkets



Rent Roll & Financials

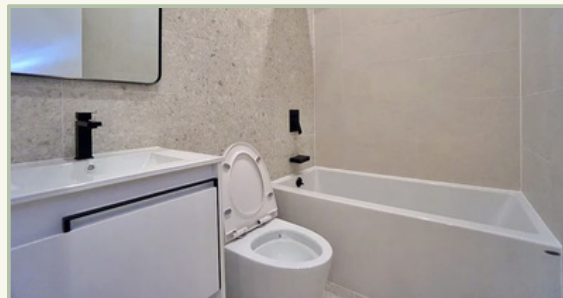
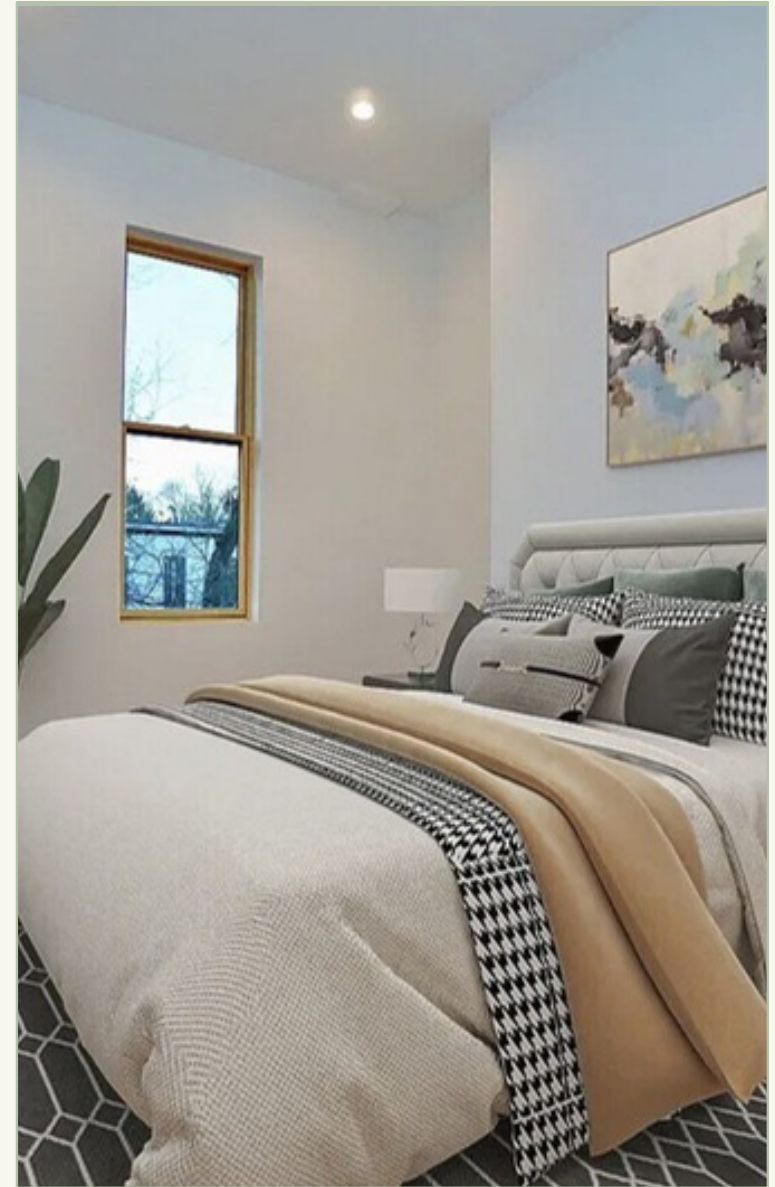
CURRENT RENT ROLL

Space	Monthly Rent	Annual Rent	Status
Office / Commercial 980 SF	\$4,950	\$59,400	Owner vacating / to market
Unit #1	\$4,200	\$50,400	Lease exp. May 2027
Unit #2	\$4,450	\$53,400	Lease exp. June 2027
Total	\$13,600	\$163,200	

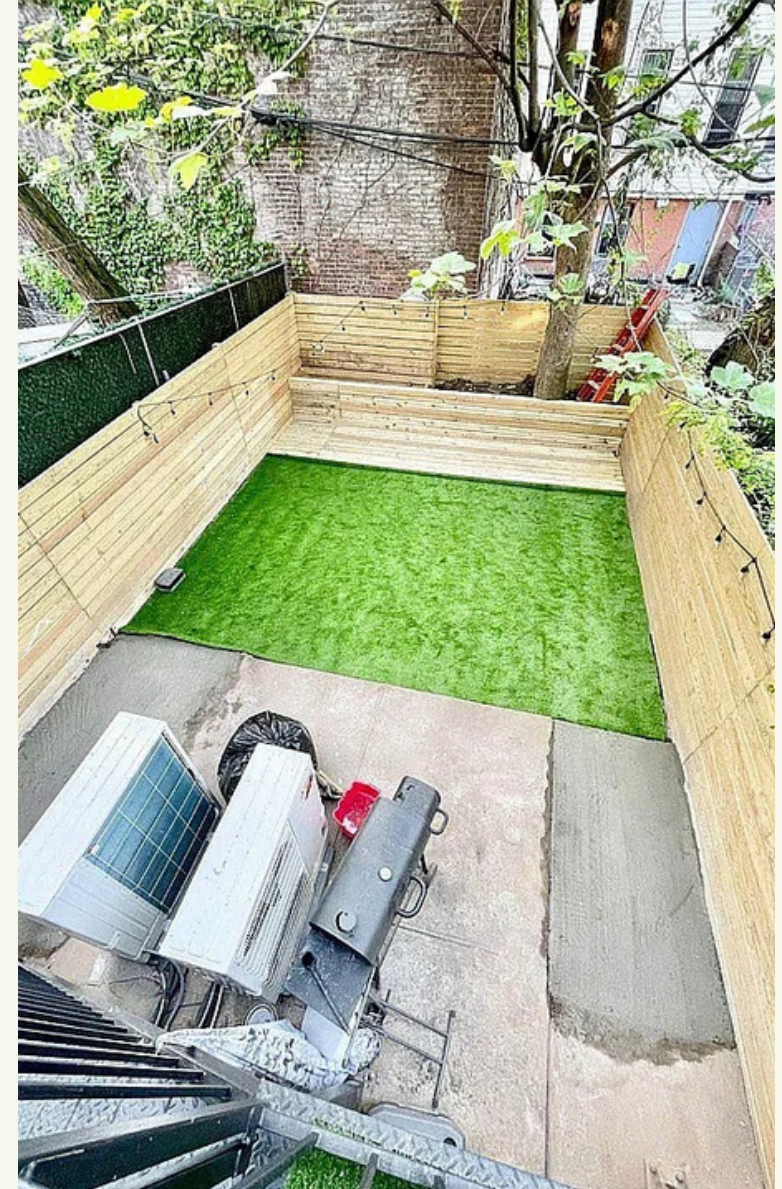
INCOME SENSITIVITY

Scenario	Office Rent	Annual Gross	Est. NOI
Conservative	\$3,500/mo	\$145,800	\$109K–\$114K
Base Case	\$4,000/mo	\$151,800	\$114K–\$118K
Current Roll	\$4,950/mo	\$163,200	\$122K–\$127K

Gallery



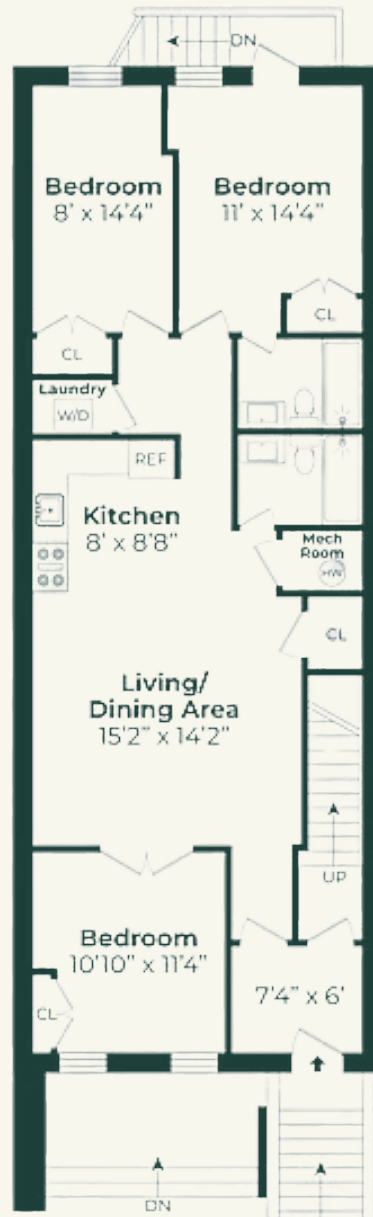
Gallery



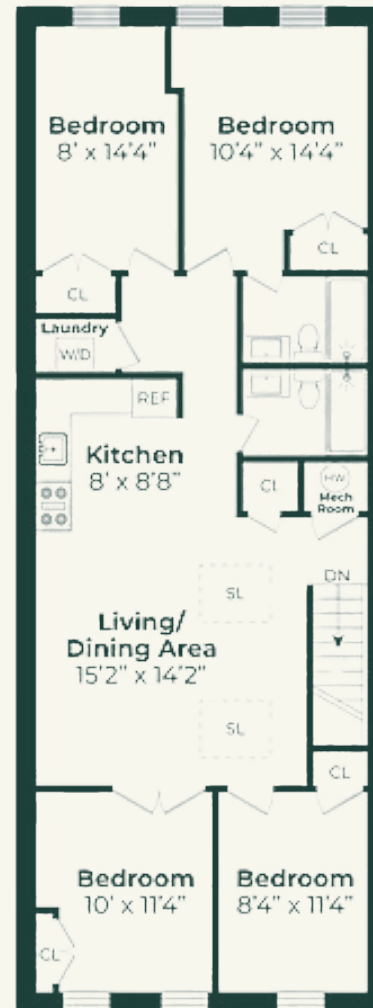
Floor plan



Basement



First Floor



Second Floor

VERADA

Exclusive Listing Broker



Nate Mallon

Managing Partner | Associate
Broker

nm@veradaretail.com

860-416-7288



Brendan Thrapp

Managing Partner | Principal
Broker

bt@veradaretail.com

201-787-9679

989 Halsey Street

Bushwick, Brooklyn, NY

Asking Price **\$1,900,000**

Total Rent Roll **\$163,200/yr**

Residential Units **2 (leased mid-2027)**

Commercial Space **980 SF Lower-level w/ rear yard**

Office Leasing Target **\$3,500-\$4,500/mo**