



161

ROEBLING ST

~6,245 GSF (including lower level)
7-Unit Multifamily Building in Williamsburg



Modern Loft Interiors



Central Williamsburg Location



REVENUE		IN-PLACE	\$ / UNIT	\$ / RSF
Residential Rent		\$379,680	\$54,240	\$69.35
Residential Vacancy (3%)		\$11,453	\$1,636	\$2.09
Laundry / Flex Fees / Etc		\$2,100	\$300	\$0.38
EFFECTIVE GROSS REVENUE		\$370,327	\$52,904	\$67.64
EXPENSES		IN-PLACE	\$ / UNIT	\$ / RSF
Real Estate Taxes	<i>Per Dept. of Finance</i>	\$53,128	\$7,590	\$9.70
Insurance	<i>Estimated at \$600 / unit</i>	\$4,200	\$600	\$0.77
Utilities	<i>Owner Provided (2020 T-12)</i>	\$10,000	\$1,429	\$1.83
Super / Cleaning	<i>Estimated at \$1000.00 / month</i>	\$12,000	\$1,714	\$2.19
Repairs & Maintenance	<i>Estimated at \$750 / unit</i>	\$5,250	\$750	\$0.96
General & Administrative	<i>Estimated at 1.00% of effective gross revenue</i>	\$3,400	\$486	\$0.62
Property Management	<i>Estimated at 3.00% of effective gross revenue</i>	\$10,199	\$1,457	\$1.86
TOTAL		\$98,177	\$14,025	\$17.93
PROFORMA NOI (Without Concessions)			\$272,150	
ACTUAL NOI			\$241,776	
Residential Concessions	<i>8% of rental revenue</i>	\$30,374	\$4,339	



Furnished, shared roof deck with WiFi
Two units have private outdoor space



Washer/Dryer on every floor
Penthouse has ensuite washer/dryer



Bonus storage space for unit 1E
Room for home office and storage

2383/2

Block/Lot

7

Residential Loft Units

4

Stories

Plus Lower Level

2010

Construction

6,245 GSF

5,475 Rentable

Includes Lower Level

R6B

Zoning Designation

2,483 SF

25' x 100' Lot Size



330 Madison Avenue, Floor 4
New York, NY 10017

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JLL has been retained on an exclusive basis to arrange for the sale of 161 Roebling Street, a four-story residential duplex building boasting seven high-ceiling lofts in Williamsburg, Brooklyn.

Building Highlights

COVETED MODERN LOFT-STYLE INTERIORS WITH LIGHT AND AIR

The building offers east- and west-facing floor-to-ceiling windows that flood the open interiors with natural light.

AMENITIES

The Property offers central air, concrete floors throughout, and shared washer/dryer systems on every floor as well as a furnished shared roof deck with WiFi. Two units have large private outdoor spaces. Unit 1A boasts a bonus basement room which tenants use for office and additional storage space. In addition, the penthouse unit has its own washer dryer unit.

Location Highlights

CITY VIEWS & PROXIMITY TO GRAND STREET

The roof deck of 161 Roebling offers sweeping city views for residents, and the building is also on a block adjacent to Grand Street, the main retail corridor in Williamsburg. In addition, the Williamsburg Whole Foods and Apple stores are two blocks north of the Property.

TRANSIT ORIENTED

Four blocks to the Metropolitan Avenue train.

Five blocks to either the the Bedford Avenue or Lorimer Street train.

Six blocks to the Marcy Avenue train.

The East River Ferry dock at N 5th Street / North Williamsburg offers connections to Dumbo, North Williamsburg, Long Island City and Manhattan at E 34th Street and Wall Street.

Only minutes by car to the I-278 Brooklyn Queens Expressway and Manhattan due to the immediate proximity of the Williamsburg Bridge.

Market Highlights

EXPANDING DEVELOPMENT

9,000 new residences in the pipeline along Greenpoint-Williamsburg waterfront will further contribute to growing foot traffic and sustained demand for new amenities, work space and convenient retail.

THRIVING RETAIL

Immediate area is a popular destination for tourists and locals alike with hotels, nationally recognized brand name retailers and dozens of popular restaurants, bars and nightlife hotspots.

Contact exclusive agents

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For additional information, please contact exclusive agents

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