



**LANDAIR
ADVISORS**

7-Family Building in Williamsburg Tax Abatement till 2034

33 Maujer Street, Brooklyn, NY 11206
Asking \$3,250,000 – 6 % CAP

Presented by:

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Partner



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Property Advisors is pleased to present the exclusive offering of 33 Maujer Street, a boutique seven-unit, four-story multifamily building situated on a 25 ft. x 90 ft. lot in the heart of Williamsburg, Brooklyn. Built in 2009, the property features sunny apartments with wood floors, modern kitchens, and smart layouts. With a favorable Tax Class 2B designation, location within a Qualified Opportunity Zone, and annual property taxes of just \$398, this asset offers an exceptional combination of low carrying costs and strong rental demand.

The subject property is in a prime location surrounded by local eateries, cafes, and bars on Union Avenue and Grand Street, and is well served by public transportation – with the G, L, J, and M trains nearby, offering a quick 20-minute ride into Manhattan. For cyclists and pedestrians, the neighborhood consistently ranks as a walker's and biker's paradise. The property is also within minutes of McCarren Park, Martinez Playground, and Sternberg Park, and just 2.1 miles from Pratt Institute.

PROPERTY HIGHLIGHTS

- 7-unit boutique multifamily | 4 stories | Built 2009
- Favorable Tax Class 2B – exceptionally low annual taxes
- G, L, J & M train access – 20 minutes to Manhattan
- Prime Williamsburg location with exceptional walkability
- Well-maintained building with quality unit finishes
- \$9,641 delta between preferential and legal rents



OFFERING SUMMARY

Sale Price:	\$3,250,000
Gross Income	\$226,548 (\$236,189 Legal Rents)
Taxes	\$398 (26/27)* 25 Year 421a tax abatement expires 2034
Operating Expenses	\$31,163
NOI	\$195,384
Size:	6,375
Cap Rate	6%
PPSF	\$509
PPU	\$464,285
Average Rent/RS Unit	\$2,697
Zoning District	R6B
Corner/Midblock:	Midblock
Street Frontage:	25 ft
Tenancy:	Occupied
Lot Size:	25' X 90'
Building Size	25' X 57'



PROPERTY DETAILS

PROPERTY INFORMATION

	33 Maujer Street
Area	Williamsburg
Block/Lot	2785/44
Lot Dimensions	25' X 90'
Lot Sq. Ft.	2,250

BUILDING INFORMATION

	33 Maujer Street
Building Type	Residential
Building Sq. Ft.	6,375
Total Units	7

NYC FINANCIAL INFORMATION

	33 Maujer Street
Assessed Value	\$3,200*421a EXPIRES 2034
Tax Rate	12.439%
Gross Taxes	\$398

ZONING INFORMATION

	33 Maujer Street
Zoning District	R6B
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	4,500
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	2.4
UAP Buildable Sq. Ft.	5,400
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	4,500
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



RENT ROLL & FINANCIALS

33 Maujer Street Month of May 2026						
Unit #	Monthly Rent	Annual Rent	Size	Notes	Legal Rents	Annual Legal Rents
1F	\$2,464.00	\$29,568.00	1 Bedroom/1 Bath		\$2,464.00	\$29,568.00
1R	\$2,807.00	\$33,684.00	1 Bedroom/1.5 Bath	Duplex with Basement	\$3,016.79	\$36,201.48
2F	\$2,850.00	\$34,200.00	1 Bedroom/1 Bath	Balcony	\$2,850.00	\$34,200.00
2R	\$2,523.00	\$30,276.00	1 Bedroom/1 Bath	Balcony	\$2,523.00	\$30,276.00
3F	\$2,385.00	\$28,620.00	1 Bedroom/1 Bath	Balcony	\$2,452.73	\$29,432.76
3R	\$2,750.00	\$33,000.00	1 Bedroom/1 Bath	Balcony	\$2,971.97	\$35,663.64
4	\$3,100.00	\$37,200.00	2 Bedroom/1 Bathroom	Private Rooftop	\$3,403.98	\$40,847.76
TOTALS	\$18,879.00	\$18,879.00	\$226,548.00		\$19,682.47	\$236,189.64
	Total Units:	7				
	Monthly Rent	\$18,879.00				
	Annual Rent	\$226,548.00				
	Expenses					
	Taxes (26/27)	\$398	as per DOF			
	Water	\$3,000	as per Owner			
	Gas	TENANTS				
	Electric	\$1,200				
	Management	\$6,796.44	3% of gross income			
	Insurance	7968.75	\$1.25 PSF			
	Payroll	\$4,800	\$400/mo.			
	R+M	\$7,000	\$1,000/unit			
	Total Expenses	\$31,163				
	NOI	\$195,384.81				



PICTURES & SURVEY



ADVISORY TEAM



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