

168 INDIA STREET

16-UNIT MULTIFAMILY PROPERTY IN
GREENPOINT, BROOKLYN



EXECUTIVE SUMMARY

81% FREE-MARKET MULTIFAMILY BUILDING

168 India Street is a renovated ~8,700 SF multifamily property strategically positioned on the south side of India Street, between Manhattan Avenue and McGuinness Boulevard in prime Greenpoint. The building features 16 residential units, 13 of which are free market (81%), offering stable income with long-term upside driven by Williamsburg and Greenpoint's strong free-market fundamentals. The efficient unit mix includes 2 studios, 13 one-bedrooms, and 1 two-bedroom—ideal for the young professionals and couples who define Greenpoint's thriving rental market.

UNBEATABLE GREENPOINT LOCATION

Just half a block from the  Train entrance on Manhattan Avenue, 168 India Street delivers exceptional transit access that today's renters demand. The nearby Greenpoint Ferry provides an additional seamless connection to Midtown Manhattan, while McGuinness Boulevard to the east offers direct access to the Queens Midtown Tunnel for those traveling by car. This connectivity positions the property at the center of one of Brooklyn's most desirable and fastest-growing neighborhoods.

STRONG RESIDENTIAL FUNDAMENTALS

The property's 13 free-market units provide stable cash flow with significant long-term appreciation potential as Williamsburg and Greenpoint continue to demonstrate some of the strongest residential fundamentals in New York City. The building also includes a basement and roof that present potential for amenitization, adding further value and appeal to prospective tenants. Greenpoint's combination of the flourishing Manhattan Avenue retail corridor, superior Manhattan access, walkability, dining, and nightlife has made it a top choice for young professionals seeking efficient, well-located apartments—precisely what 168 India Street delivers.





PROPERTY INFORMATION

2541 / 20

Block / Lot

16

Total Residential Units

13

Free-Market Residential Units

3

Rent Stabilized Units

25' x 100'

Lot Dimensions

2,500 SF

Lot Size

8,747 GSF*

Total Square Footage

*Approximate, includes a 1,747 SF basement with windows

4

Floors

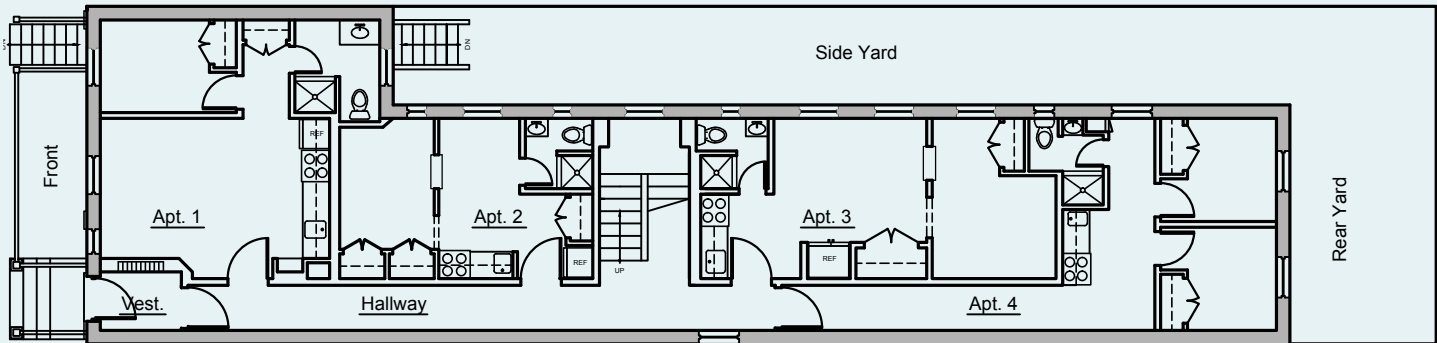
Tax Class 2

R6B

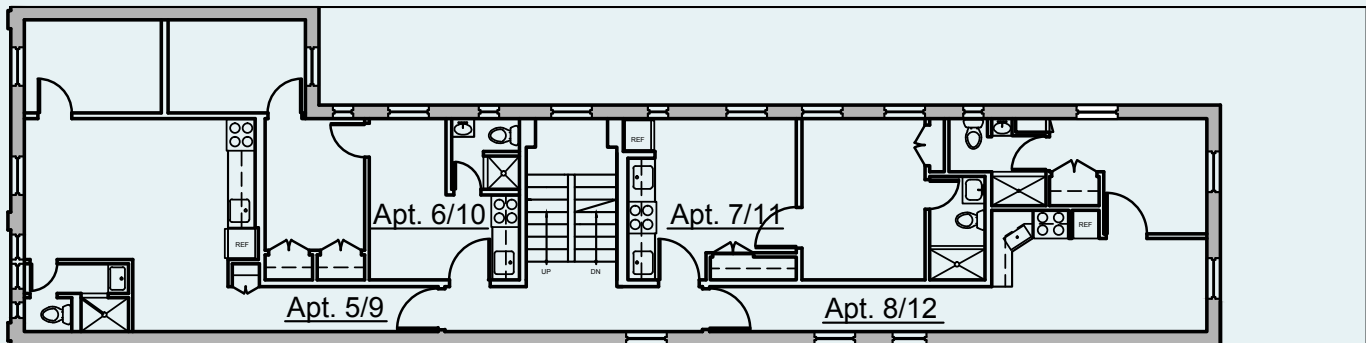
Zoning

FLOOR PLANS

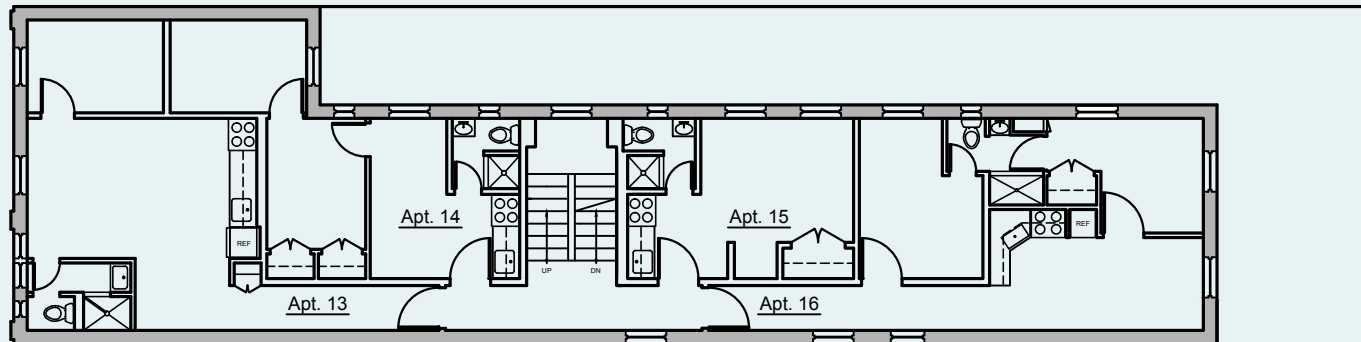
FIRST FLOOR



SECOND & THIRD FLOOR



FOURTH FLOOR



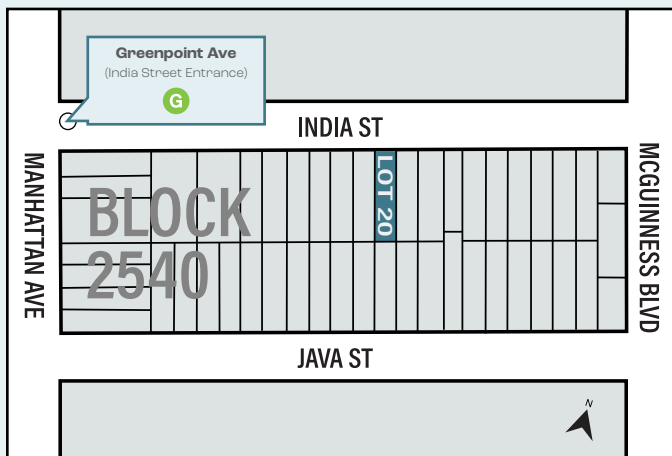
BUILDING OVERVIEW

BUILDING EFFICIENCY

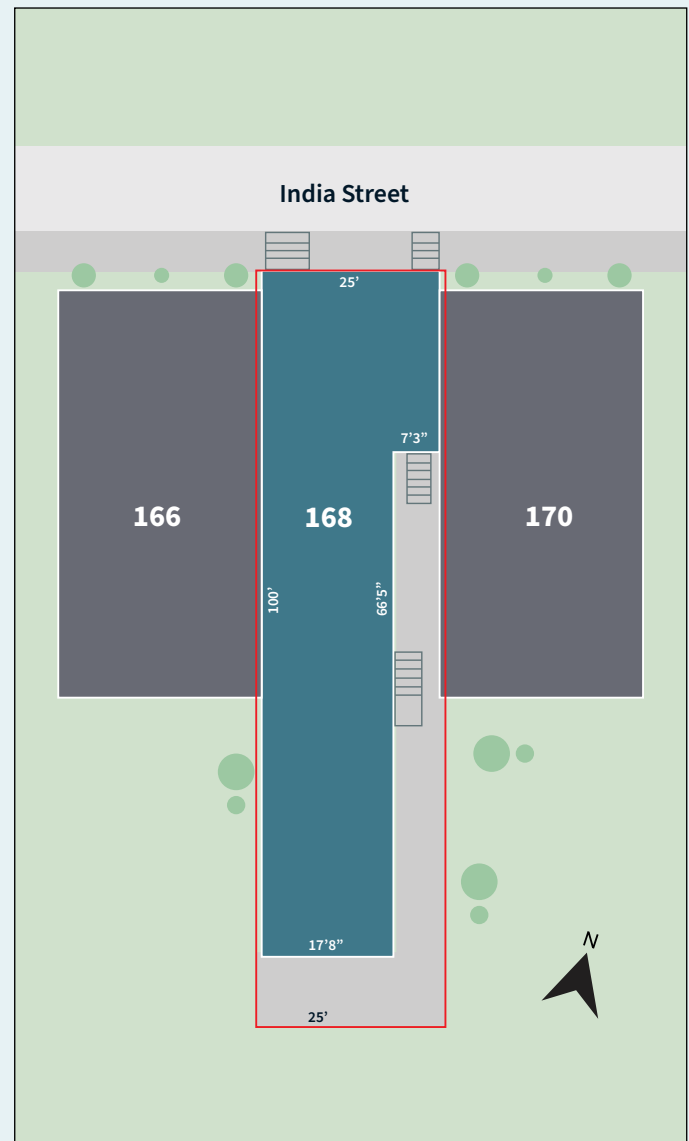
168 India Street's **total square footage is 6,988 SF**
and the building's **net square footage is 6,550 SF.**

At a loss factor of 6.27%, the building provides an investor a renovated, efficient, and well-maintained multifamily property with upside in one of the highest velocity markets in all of New York City. The Property is a rare mostly free-market building that is well-maintained and renovated in Greenpoint. The Property has an additional service entrance noted in the adjacent site plan on the east side of property, which could provide tenants separate access to storage, bike storage and a package room.

TAX MAP



SITE PLAN



UNIT MIX SUMMARY

TYPE	COUNT	AVG. SF
Studio	2	275
1 Bed	13	430
2 Bed	1	400
TOTAL / WAV	16	409

Bathroom



Bedroom



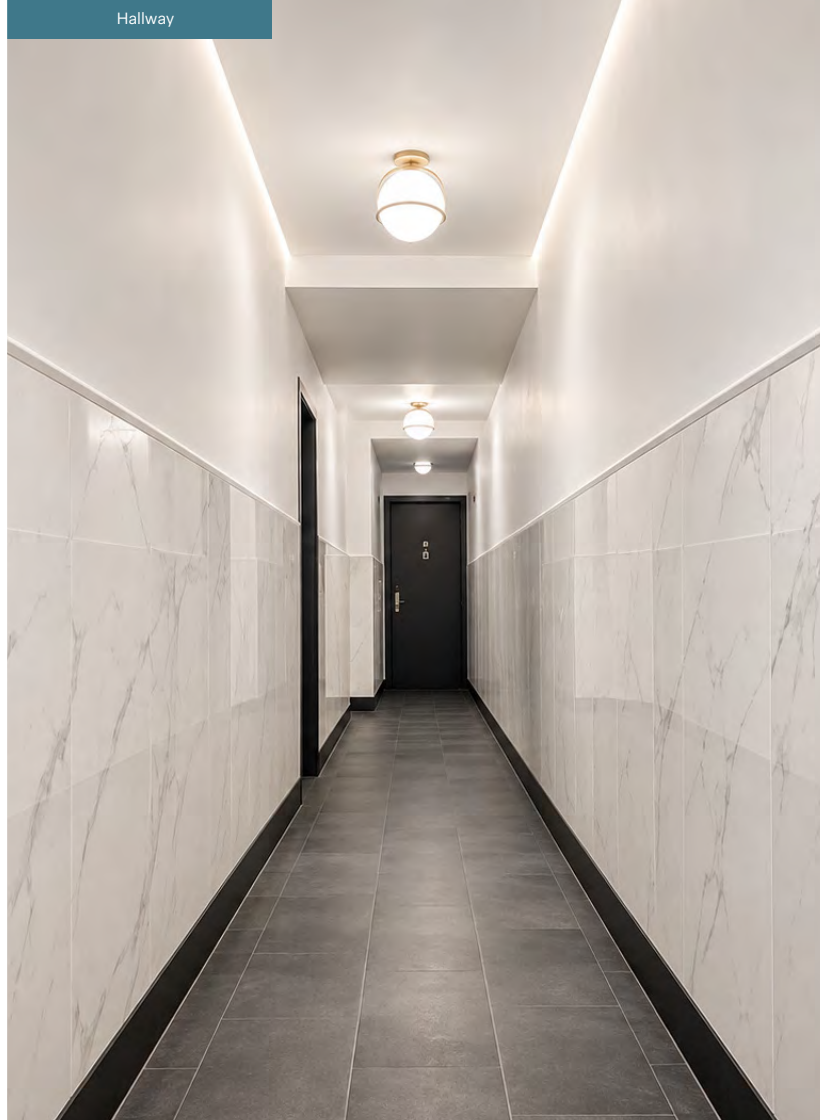
Renovated Laundry Room



Kitchen



Hallway



Aerial



Private Backyard







TRANSPORTATION OVERVIEW

Residents of **168 India Street** have a plethora of transportation options, including the Greenpoint Avenue **G** Stop entrance right at the end of the block on India Street. The **G** offers easy and seamless connection to the **7** train & LIRR, which help to access Midtown Manhattan, Queens & Long Island. In addition, the Property is in close proximity to the Jackson Avenue **7** Train via the Pulaski Bridge.



AERIAL

MIDTOWN MANHATTAN

LONG ISLAND CITY

Vernon Blvd / Jackson Ave

7

Greenpoint Ferry



Greenpoint Ave

(India Street Entrance)

G

GREENPOINT

168 INDIA STREET

WILLIAMSBURG

168 INDIA STREET

GREENPOINT, BROOKLYN

CONTACT EXCLUSIVE AGENTS

Brendan Maddigan

Senior Managing Director

+1 212 376 5449

Brendan.Maddigan@jll.com

Connor McCullough

Associate

+1 212 812 5725

Connor.McCullough@jll.com

Michael Mazzara

Managing Director

+1 212 376 5450

Michael.Mazzara@jll.com

Ethan Stanton

Managing Director

+1 212 376 4002

Ethan.Stanton@jll.com



330 Madison Avenue, 4th Floor | New York, New York 10017
www.us.jll.com/capitalmarkets

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