

EXCLUSIVE

OFFERING *Memorandum*

50 CLARKSON AVENUE

FLATBUSH, BROOKLYN | NEW CONSTRUCTION

GFI REALTY SERVICES, LLC


EXIT

Newly Constructed 93-Unit Luxury Apartment Building
Numerous Amenities
Apartments Completed with Elegant High-End Finishes
43% Free Market Units



50 CLARKSON AVENUE

GFI Realty Services is pleased to present the exclusive offering of 50 Clarkson Avenue, a newly constructed nine-story, 93-unit luxury residential building with parking, located in the Flatbush section of Brooklyn. Completed in 2021, the property sits on a 16,400 square-foot lot and totals 93,789 square feet of residential space. The unit mix comprises 7 studios, 56 one-bedroom, and 30 two-bedroom apartments, each delivered with high-end finishes including white oak flooring, high ceilings, and floor-to-ceiling windows. The building features a full amenity package including a fitness center, common courtyard, and media lounge.

The property's 93 residential units comprise 40 free-market units (43%), 28 affordable units (30.1%), and 25 stabilized units (26.9%), providing a balanced mix of market-rate and regulated units.

The property's 35-year tax abatement commenced December 2021, providing a significant and durable reduction in operating costs that substantially enhances cash-on-cash returns throughout the hold period.

50 Clarkson Avenue is ideally positioned just half a block from the Flatbush Avenue commercial corridor and within blocks of Prospect Park, SUNY Downstate Medical Center, Medgar Evers College, Brooklyn College, and the Kings Theatre. The 2 and 5 subway lines are located steps from the property, providing direct access to Downtown Brooklyn and Midtown Manhattan.

93	2021
UNITS	CONSTRUCTED



Layouts:	7/2; 56/3; 30/4 = 302 Total Rooms	
Block/Lot:	5064-36	
Assessment:	$ 70,914	
Completed:	2021	
Lot Size:	82 x 200	(approx. 16,400 sf)
Built Size:	73 x 171	(approx. 93,789 sf)
Zoning:	R7A	
FAR:	4.0	
FAR As Built:	5.72	
Tax Class:	2	
Assumable Mortgage:	$39.0M (Morgan Stanley) | 5-Yr I/O @ 5.9%	

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice

GFI REALTY SERVICES, LLC

INCOME & EXPENSES

Income		
Residential	$	3,396,991
Parking	$	90,600
Storage	$	18,120
Vacancy ***(3%)***	$	(105,171)
Effective Gross Income:	**$**	**3,400,540**
Estimated Expenses		
RE Taxes - ***(35)-Yr Tax Abatement In-Place)***	$	8,821
Water/Sewer	$	60,000
Heat ***(All Apts have Split Heat & A/C Units)***		Tenants Pay
Electric	$	23,469
Insurance	$	35,000
Payroll	$	42,575
Repairs & Maintenance	$	33,526
Elevator	$	10,560
Management	$	75,000
Total Expenses:	**$**	**288,951**
NOI	**$**	**3,111,589**
Asking Price:		**SUBMIT OFFERS**
Apartments:		**93**
Rooms:		**302**
Average Rent/Unit/Mo:		**$ 3,044**
Average Rent/Room/Mo:		**$ 937**



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GFI REALTY SERVICES, LLC

RENT ROLL

Rent Roll: 50 Clarkson Avenue Brooklyn, NY

Unit	Rent	Size	SF	Status
101	$3,100.00	3	609.00	Free Market
102	$2,283.00	2	473.00	Stabilized
103	$2,772.78	4	792.00	Affordable
104	$3,985.00	4	804.00	Free Market
105	$4,065.00	4	804.00	Free Market
106	$2,389.16	3	525.00	Affordable
107	$2,330.76	3	533.00	Affordable
108	$4,100.00	4	750.00	Free Market
201	$2,679.57	3	535.00	Stabilized
202	$3,100.00	3	647.00	Free Market
203	$1,960.00	2	472.00	Affordable
204	$2,713.00	3	548.00	Stabilized
205	$3,150.00	3	641.00	Free Market
206	$3,915.00	4	804.00	Free Market
207	$3,850.00	4	804.00	Free Market
208	$2,363.55	3	528.00	Affordable
209	$2,294.71	3	533.00	Affordable
210	$2,762.89	4	750.00	Affordable
301	$2,384.59	3	667.00	Affordable
302	$2,800.51	3	565.00	Stabilized
303	$3,150.00	3	647.00	Free Market
304	$2,210.25	2	472.00	Affordable
305	$2,815.00	3	548.00	Stabilized
306	$3,075.00	3	645.00	Free Market
307	$3,830.00	4	804.00	Free Market
308	$4,015.00	4	804.00	Free Market
309	$2,368.14	3	528.00	Affordable
310	$2,293.00	3	533.00	Affordable
311	$2,707.00	4	750.00	Affordable
401	$2,424.76	3	667.00	Affordable

RENT ROLL

Rent Roll: 50 Clarkson Avenue Brooklyn, NY

Unit	Rent	Size	SF	Status
402	$2,822.68	3	565.00	Stabilized
403	$3,385.00	3	647.00	Free Market
404	$2,436.42	2	472.00	Stabilized
405	$2,726.00	3	548.00	Stabilized
406	$3,250.00	3	641.00	Free Market
407	$4,000.00	4	804.00	Free Market
408	$3,930.00	4	804.00	Free Market
409	$2,293.60	3	528.00	Affordable
410	$2,425.72	3	533.00	Affordable
411	$2,682.00	4	750.00	Affordable
501	$3,250.00	3	667.00	Free Market
502	$2,887.93	3	565.00	Stabilized
503	$3,350.00	3	647.00	Free Market
504	$2,397.30	2	472.00	Stabilized
505	$2,754.87	3	548.00	Stabilized
506	$3,300.00	3	641.00	Free Market
507	$4,050.00	4	804.00	Free Market
508	$3,965.00	4	804.00	Free Market
509	$2,300.30	3	528.00	Affordable
510	$2,461.04	3	533.00	Affordable
511	$2,683.15	4	750.00	Affordable
601	$3,290.00	3	667.00	Free Market
602	$2,996.70	3	565.00	Stabilized
603	$3,500.00	3	647.00	Free Market
604	$2,378.80	2	472.00	Stabilized
605	$2,895.94	3	548.00	Stabilized
606	$3,275.00	3	641.00	Free Market
607	$4,040.00	4	804.00	Free Market
608	$4,150.00	4	804.00	Free Market
609	$2,402.67	3	528.00	Affordable
610	$2,425.72	3	533.00	Affordable

RENT ROLL

Rent Roll: 50 Clarkson Avenue Brooklyn, NY				
Unit	**Rent**	**Size**	**SF**	**Status**
611	$2,707.55	4	750.00	Affordable
701	$3,125.00	3	667.00	Free Market
702	$2,939.06	3	565.00	Stabilized
703	$3,265.00	3	641.00	Free Market
704	$2,436.42	2	472.00	Stabilized
705	$2,839.45	3	548.00	Stabilized
706	$3,270.00	3	641.00	Free Market
707	$3,900.00	4	804.00	Free Market
708	$4,200.00	4	804.00	Free Market
709	$2,839.22	3	528.00	Stabilized
710	$2,847.52	3	533.00	Stabilized
711	$2,707.00	4	750.00	Affordable
801	$2,384.59	3	585.00	Affordable
802	$3,100.00	3	510.00	Free Market
803	$3,925.00	4	748.00	Free Market
804	$2,286.48	3	468.00	Affordable
805	$3,100.00	3	641.00	Free Market
806	$3,217.40	4	804.00	Free Market
807	$4,150.00	4	804.00	Free Market
808	$3,012.04	3	520.00	Stabilized
809	$2,977.13	3	541.00	Stabilized
810	$2,804.25	4	750.00	Affordable
PH01	$2,390.39	3	585.00	Affordable
PH02	$2,886.32	3	510.00	Stabilized
PH03	$3,800.00	4	748.00	Free Market
PH04	$2,854.50	3	468.00	Stabilized
PH05	$3,350.00	3	641.00	Free Market
PH06	$4,200.00	4	804.00	Free Market
PH07	$4,300.00	4	804.00	Free Market

RENT ROLL

Rent Roll: 50 Clarkson Avenue Brooklyn, NY				
Unit	**Rent**	**Size**	**SF**	**Status**
PH08	$2,976.70	3	520.00	Stabilized
PH09	$2,955.78	3	541.00	Stabilized
PH10	$2,742.31	4	750.00	Affordable
Total Monthly Income	**$283,082.62**			
Total Annual Income	**$3,396,991.44**			

Parking

Unit	**Rent**
1	$400.00
2	$400.00
3	$400.00
4	$400.00
5	$400.00
6	$400.00
10	$400.00
11	$400.00
13	$350.00
14	$400.00
15	$400.00
16	$400.00
17	$400.00
18	$400.00
19	$400.00
20	$400.00
21	$400.00
22	$400.00
23	$400.00
Total Monthly Income	**$7,550.00**
Total Annual Income	**$90,600.00**

Storage Unit	Rent
12	$130.00
13	$50.00
14	$100.00
15	$100.00
16	$100.00
17	$100.00
18	$100.00
19	$100.00
20	$100.00
21	$100.00
22	$100.00
23	$100.00
24	$130.00
25	$100.00
26	$100.00

Total Monthly Income	**$1,510.00**
Total Annual Income	**$18,120.00**

Combined Monthly Income	**$292,142.62**
Combined Annual Income	**$3,505,711.44**







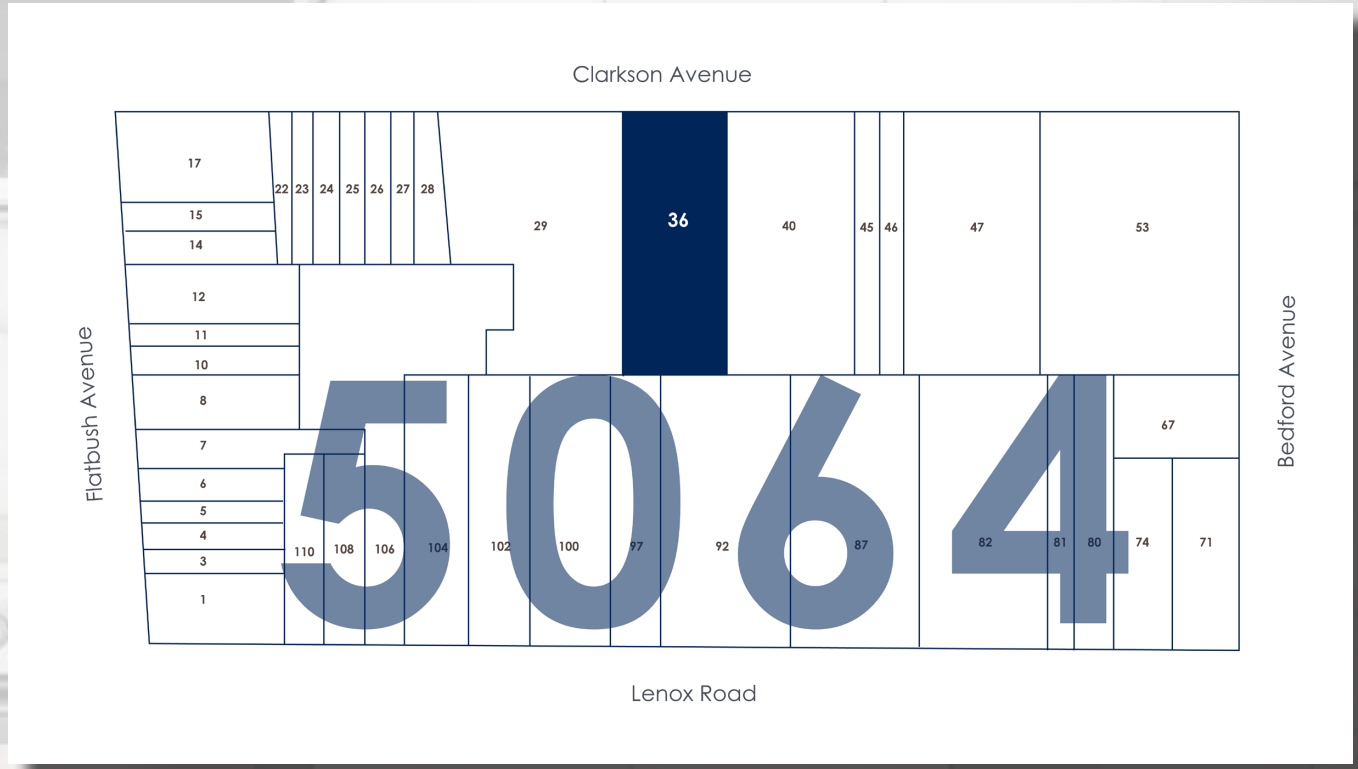
Building Amenities

Two Passenger Elevators
Common Courtyard
High Capacity Laundry Room
On-site Indoor Parking Garage
Bike Storage
24 Hour Package Room
24 Hour Live in Superintendent
Fitness Center
Co-Working Lounge
Media Lounge
Party Room
Billiard Room

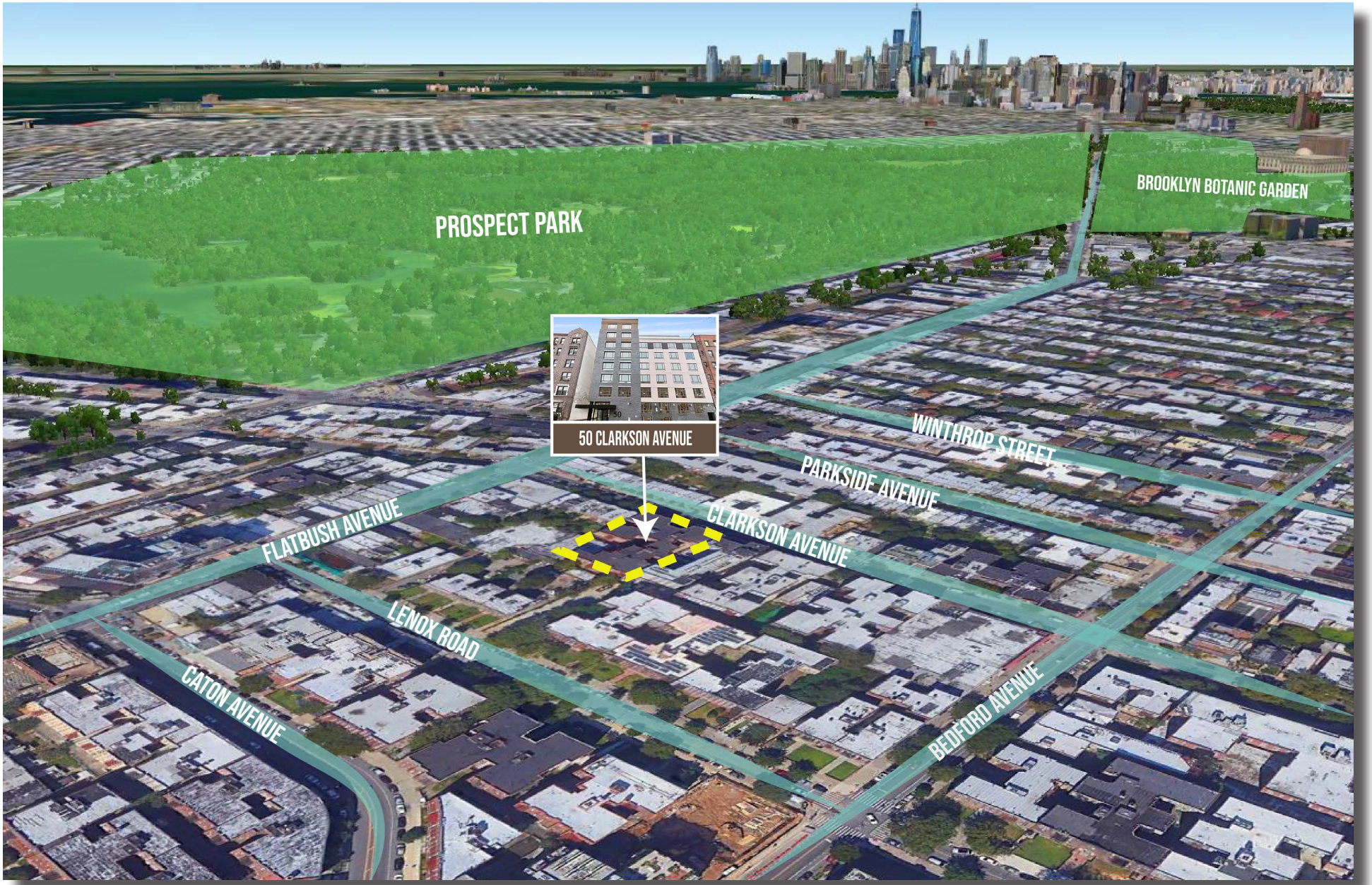
Apartment Amenities

High-End Finishes
Washer / Dryer in Each Residence
Select Residences with Private Outdoor Space

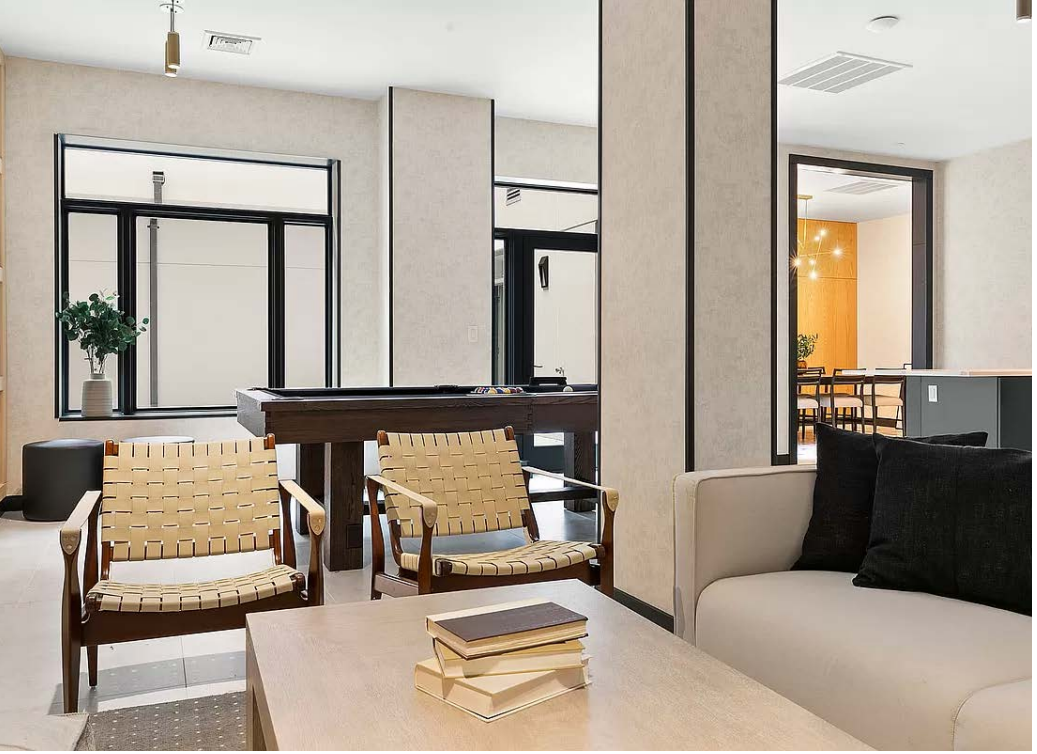
TAX LOT MAP


Clarkson Avenue
Flatbush Avenue
Bedford Avenue
Lenox Road
5064
17
15
14
12
11
10
8
7
6
5
4
3
1
22
23
24
25
26
27
28
29
36
40
45
46
47
53
67
110
108
106
104
102
100
97
92
87
82
81
80
74
71

AERIAL


PROSPECT PARK
BROOKLYN BOTANIC GARDEN
50 CLARKSON AVENUE
WINTHROP STREET
PARKSIDE AVENUE
CLARKSON AVENUE
FLATBUSH AVENUE
LENOX ROAD
CATON AVENUE
BEDFORD AVENUE



















MARKET OVERVIEW

FLATBUSH is one of Brooklyn's most densely populated and transit-rich neighborhoods, anchored by the bustling Flatbush Avenue corridor and served by the 2, 5, B, and Q subway lines, placing residents within 25 to 35 minutes of Downtown Brooklyn and Midtown Manhattan. The neighborhood's diverse housing stock of pre-war rowhouses and multifamily buildings supports a renter-occupied population exceeding 80%, with vacancy rates that remain structurally low due to limited new supply and consistent organic demand.

Major institutional anchors — including Kings County Hospital, SUNY Downstate Medical Center, and Brooklyn College — generate reliable rental demand from medical professionals, students, and staff year-round.

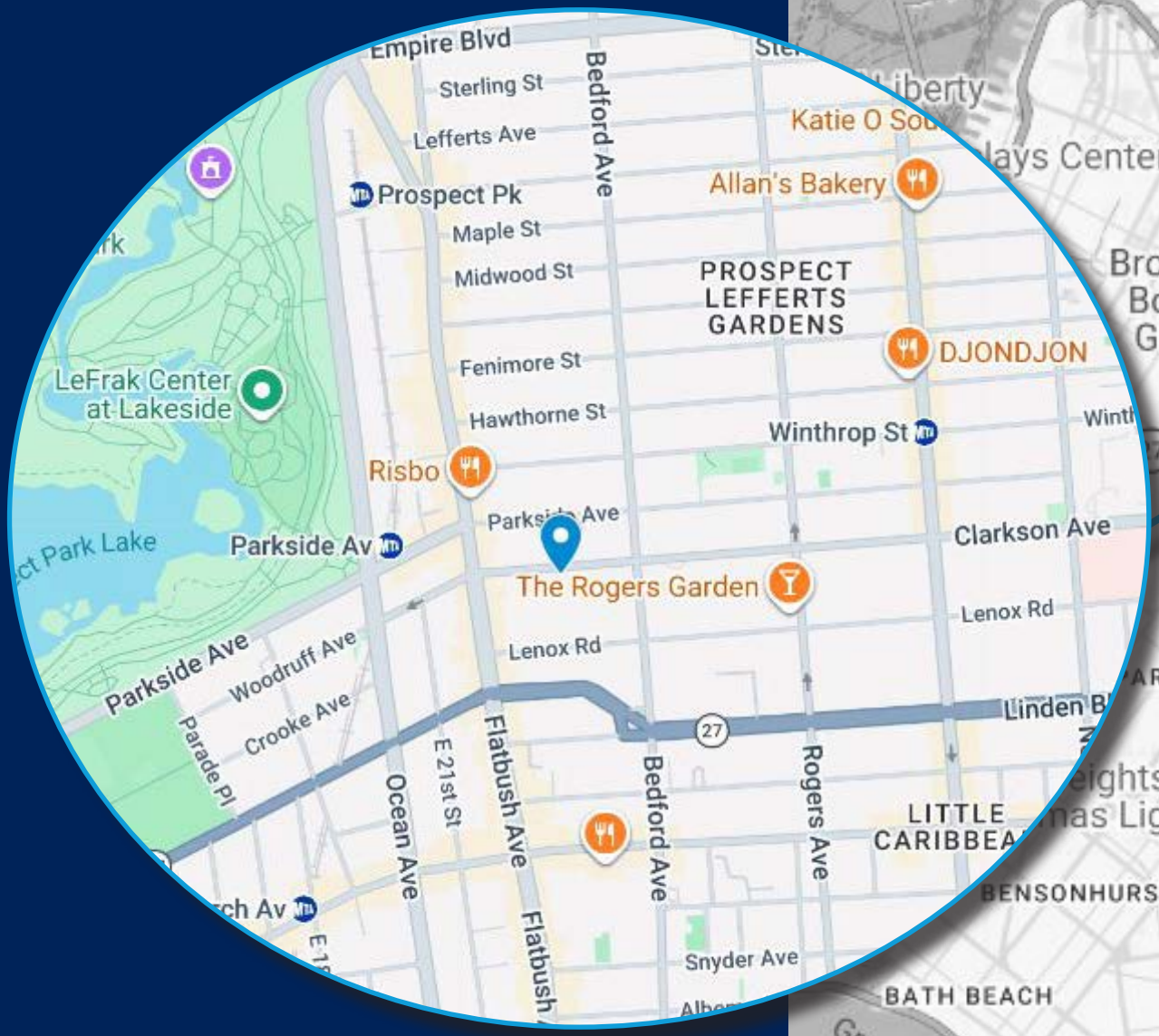
Relative affordability compared to adjacent Prospect Park South and Park Slope, combined with below-market rents and continued rental growth potential, has made Flatbush one of Brooklyn's most compelling submarkets for value-oriented multifamily investors.







50 CLARKSON AVENUE — 93-UNIT MULTIFAMILY ASSET IN THE HEART OF FLATBUSH, BROOKLYN.





GFI REALTY SERVICES, LLC

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