

FOR SALE

Prospect Park South Portfolio

387 Unit | Article XI | Affordable Housing Opportunity
with Value-Add Potential | Assumable Favorable Debt



91-95 East 18th Street

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- Approximately 411,892 gross square feet with 387 residential units
- Beneficiary of an Article XI tax abatement with 1% GRT until 3/31/2050
- Recent 610 amendment to existing regulatory agreement allows for significant revenue growth
- Located in a prime location throughout Prospect Park South
- Convenient access to transportation - multiple subway and bus routes throughout (B&Q lines & B35 bus stop)
- Apartment unit mix consists of 33 studios, 154 one-bedrooms, 121 two-bedrooms, 56 three-bedrooms, 14 four-bedrooms and 9 five-bedrooms
- Accretive assumable long-term debt with a senior mortgage of \$66M at an interest rate of 4.20% and a subordinate mortgage of \$7.3M at a 3.49% interest rate maturing in 2041

221 Linden Boulevard

Prospect Park South Portfolio Overview

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Property Information	Total	816 Ocean Avenue	682 Ocean Avenue	672 Ocean Avenue	666 Ocean Avenue	280 East 21st Street	95 East 18th Street	91 East 18th Street	221 Linden Boulevard
Block / Lot	-	5162 / 20	5123 / 22	5123 / 19	5123 / 16	5101 / 44	5099 / 34	5099 / 35	5085 / 75
Building Dimensions	-	50' x 76'	70' x 130'	75' x 140'	75' x 140'	55' x 162'	60' x 94'	52.33' x 95'	93.8' x 227
Stories	-	6	6	4	4	6	4	4	6
Residential Units	387	41	32	35	34	68	16	16	145
Total Units	387	41	32	35	34	68	16	16	145
Building Sq. Ft.	411,892	32,385	41,868	37,800	37,800	46,338	19,544	19,887	176,270
Lot Dimensions	-	50' x 125.75'	70' x 151.56'	75' x 151.56'	75' x 151.56'	55' x 192.83'	72' x 130' (Irr.)	52.33' x 130'	187.5' x 285
Lot Sq. Ft.	117,409	6,288	10,609	11,367	11,367	10,606	6,932	6,803	53,438
Zoning	R7A & R7-1	R7A (Inclusionary Housing)	R7A	R7A	R7A	R7A	R7A	R7A	R7-1
FAR	-	3.45	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Buildable Sq. Ft.	466,177	21,692	42,437	45,468	45,468	42,423	27,728	27,212	213,750
Air Rights Sq. Ft.	68,893	None	569	7,668	7,668	None	8,184	7,325	37,480
Tax Class	2	2	2	2	2	2	2	2	2
Assessment (24/25)	\$11,876,130	\$1,353,510	\$1,155,510	\$1,196,910	\$1,066,500	\$1,424,700	\$557,460	\$562,950	\$4,558,590
Article XI (1% GRT until 3/31/2050)	(\$11,876,130)	(\$1,353,510)	(\$1,155,510)	(\$1,196,910)	(\$1,066,500)	(\$1,424,700)	(\$557,460)	(\$562,950)	(\$4,558,590)
Real Estate Taxes (24/25)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

*All square footage/buildable area calculations are approximate

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PROSPECT PARK SOUTH PORTFOLIO

Properties concentrated within a 1/2 mile radius near Prospect Park South with abundant transit options simplify management.

Transportation Score



100

Public Transportation



89

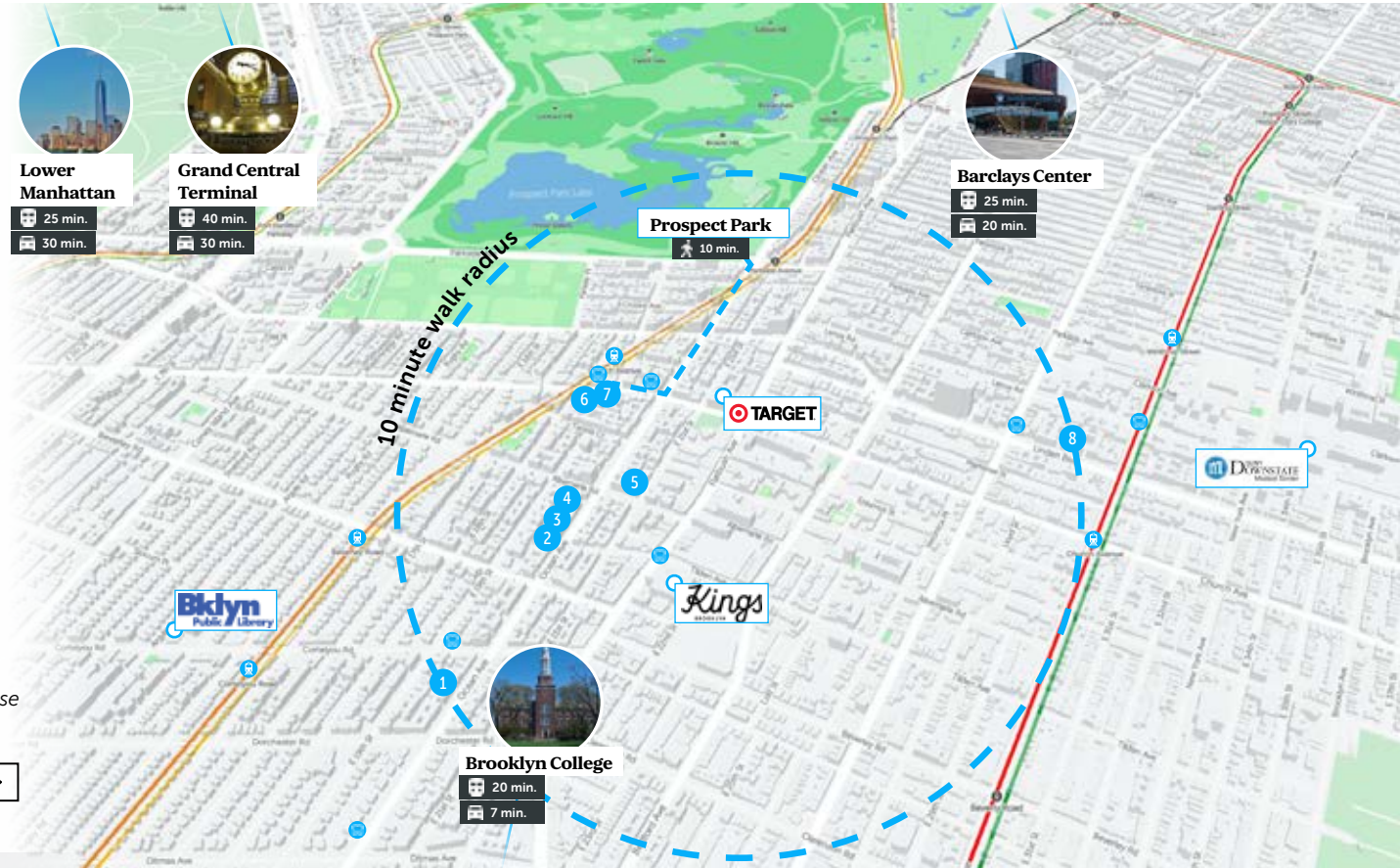
Rider's Paradise



94

Walker's Paradise

Visit Walk Score Website →



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816 Ocean Ave



682 Ocean Ave



672 Ocean Ave



666 Ocean Ave



280 East 21st Street



95 East 18th Street



91 East 18th Street



221 Linden Boulevard



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