



EXCLUSIVE INVESTMENT OFFERING

BROOKLYN MULTIFAMILY 8-BUILDING PORTFOLIO

98 Apartments + 2 Stores | 100 Total Units

\$3,925,000

ASKING PRICE

11.62%

BLENDED CAP RATE

\$39,250

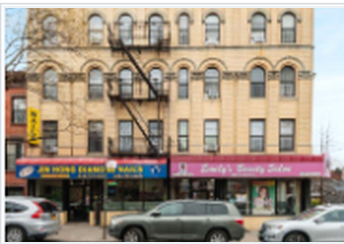
PRICE / UNIT

\$43.84

PRICE / SF

High-yield Brooklyn scale at an attractive basis.

Properties are located across Ocean Hill, Crown Heights, East New York and Bedford-Stuyvesant.



96-98 Rockaway Ave



2238 Pacific St



145-147 Albany Ave



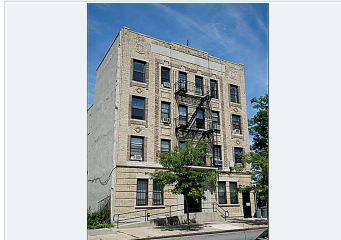
757-767 Blake Ave



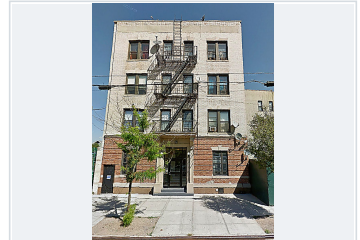
298 Arlington Ave



967 Putnam Ave



1445-1447 St. Marks Ave



408 Howard Ave

FULL OFFERING MEMORANDUM & DUE DILIGENCE AVAILABLE UPON REQUEST

Certain assets are subject to HPD/HOME and other regulatory agreements. Contact broker for details.

PORTFOLIO AT A GLANCE

Minimal public teaser - detailed operating information provided to qualified buyers upon request.

8

BUILDINGS

100

TOTAL UNITS

89,524

APPROX. SF

\$456,245

COMBINED NOI

96-98 Rockaway Avenue, Brooklyn, NY 11233

14 Apts + 2 Stores

14,424 SF

Brooklyn, NY

298 Arlington Avenue, Brooklyn, NY 11208

2 Apts

1,328 SF

Brooklyn, NY

2238 Pacific Street, Brooklyn, NY 11233

6 Apts

5,280 SF

Brooklyn, NY

967 Putnam Avenue, Brooklyn, NY 11221

8 Apts

7,000 SF

Brooklyn, NY

145-147 Albany Avenue, Brooklyn, NY 11213

13 Apts

15,000 SF

Brooklyn, NY

1445-1447 St. Marks Avenue, Brooklyn, NY 11233

16 Apts

15,000 SF

Brooklyn, NY

757-767 Blake Avenue, Brooklyn, NY 11207

23 Apts

16,492 SF

Brooklyn, NY

408 Howard Avenue, Brooklyn, NY 11233

16 Apts

15,000 SF

Brooklyn, NY

INVESTMENT HIGHLIGHTS

- Significant Brooklyn multifamily scale at approximately \$39,250 per total unit.
- Diversified eight-building portfolio across multiple established Brooklyn neighborhoods.
- In-place cash flow with a blended stated capitalization rate of approximately 11.62%.
- Full financials, rent rolls and regulatory documents available after buyer inquiry.

FOR ADDITIONAL INFORMATION

Moshe Melamed | Head Broker | Aleph Assets LLC

516.301.0801 | MMelamed@AlephAssets.com | Great Neck, New York 11023

Information believed reliable but not guaranteed and subject to errors, omissions, prior sale, changes in terms, financing or withdrawal without notice.
Pricing and cap-rate metrics are based on the combined asking prices and stated underwriting NOI contained in the source offering memorandums.