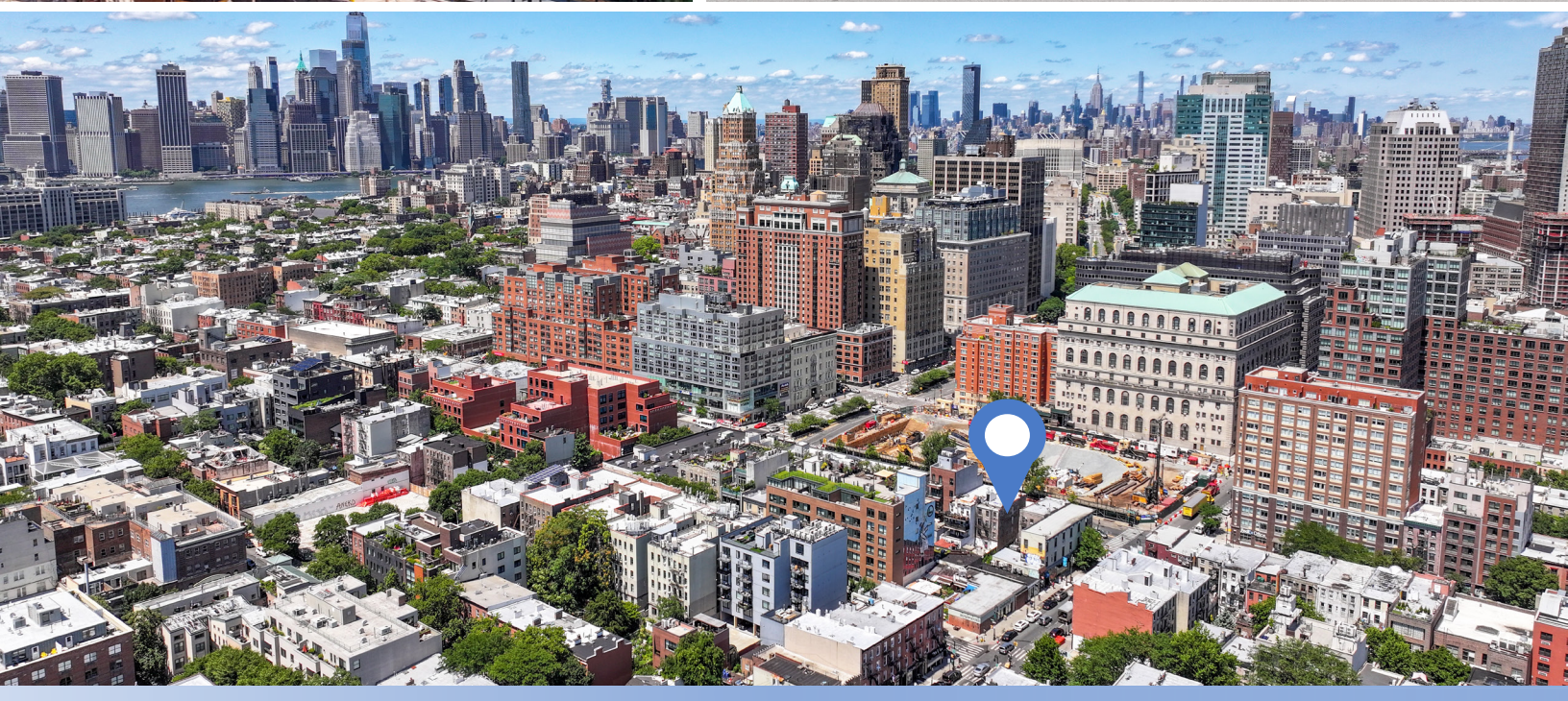
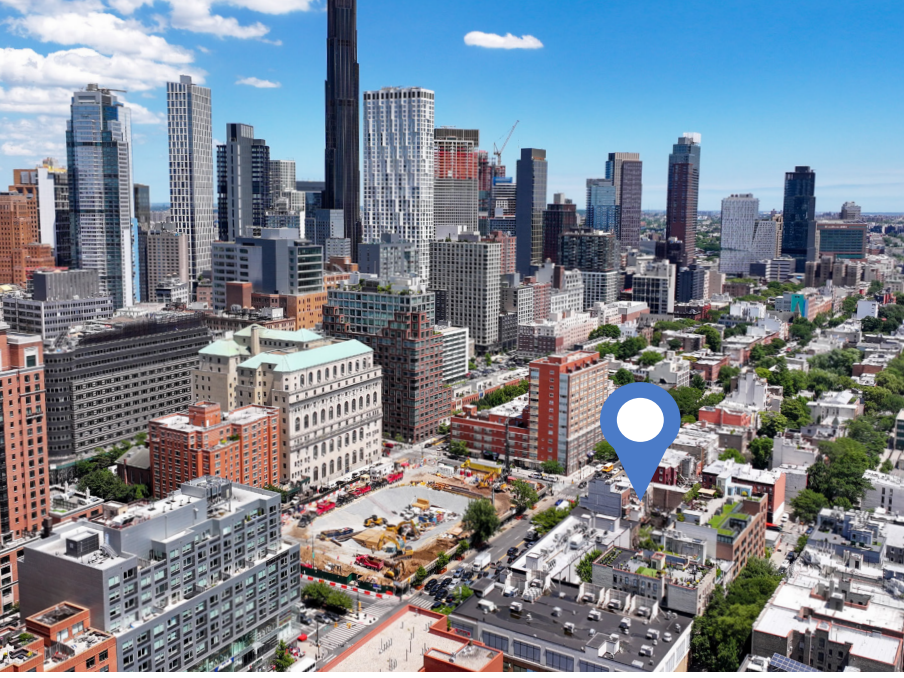


MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



— *Development Opportunity* —

286 Atlantic Avenue
BROOKLYN, NY 11201



Opportunity



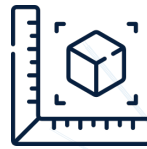
\$2,400,000 (\$350/BSF)

ASKING PRICE



6,797 BSF

DEVELOPMENT POTENTIAL



Approved Plans

AVAILABLE IN DATA ROOM



R6A / C2-4

ZONING



20' x 90.67'

LOT DIMENSIONS



8 Units

TOTAL UNITS PER PLANS



20' x 66'

BLDG DIMENSIONS PER PLANS



\$7,500,000

PROJECTED CONDO SELLOUTS



\$1,550 / SF

BOERUM HILL SELLOUT AVERAGE



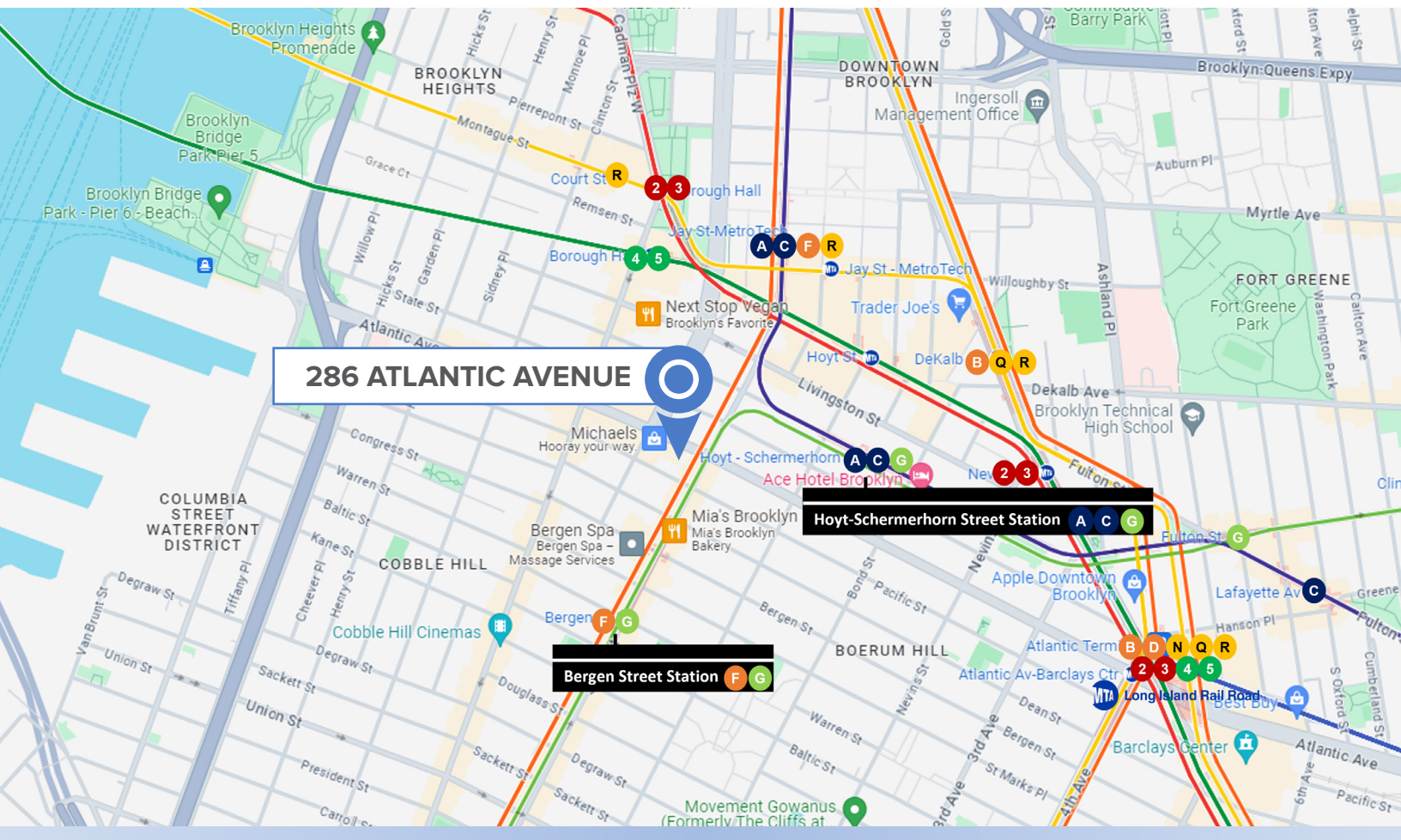
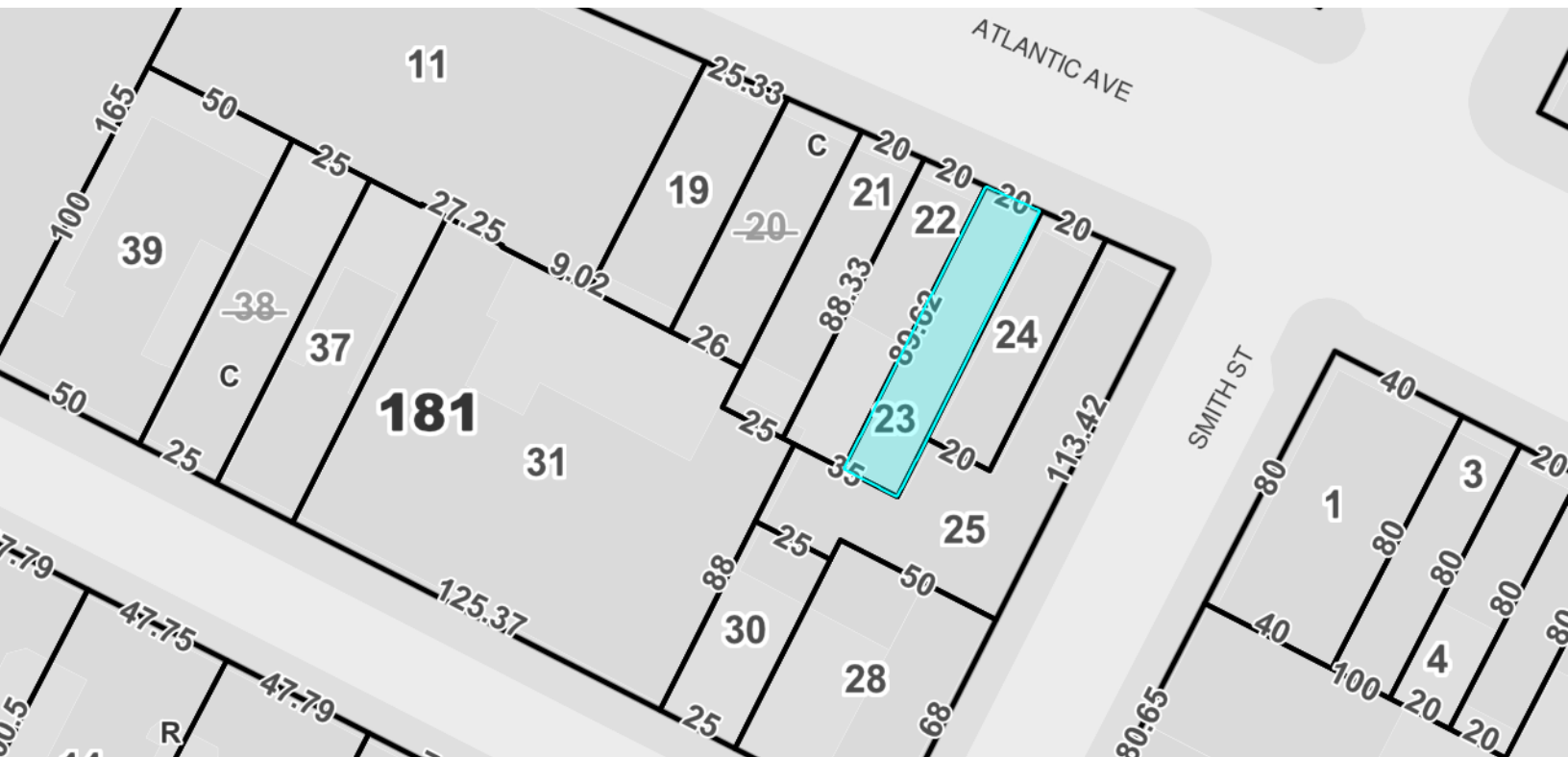


Investment Highlights

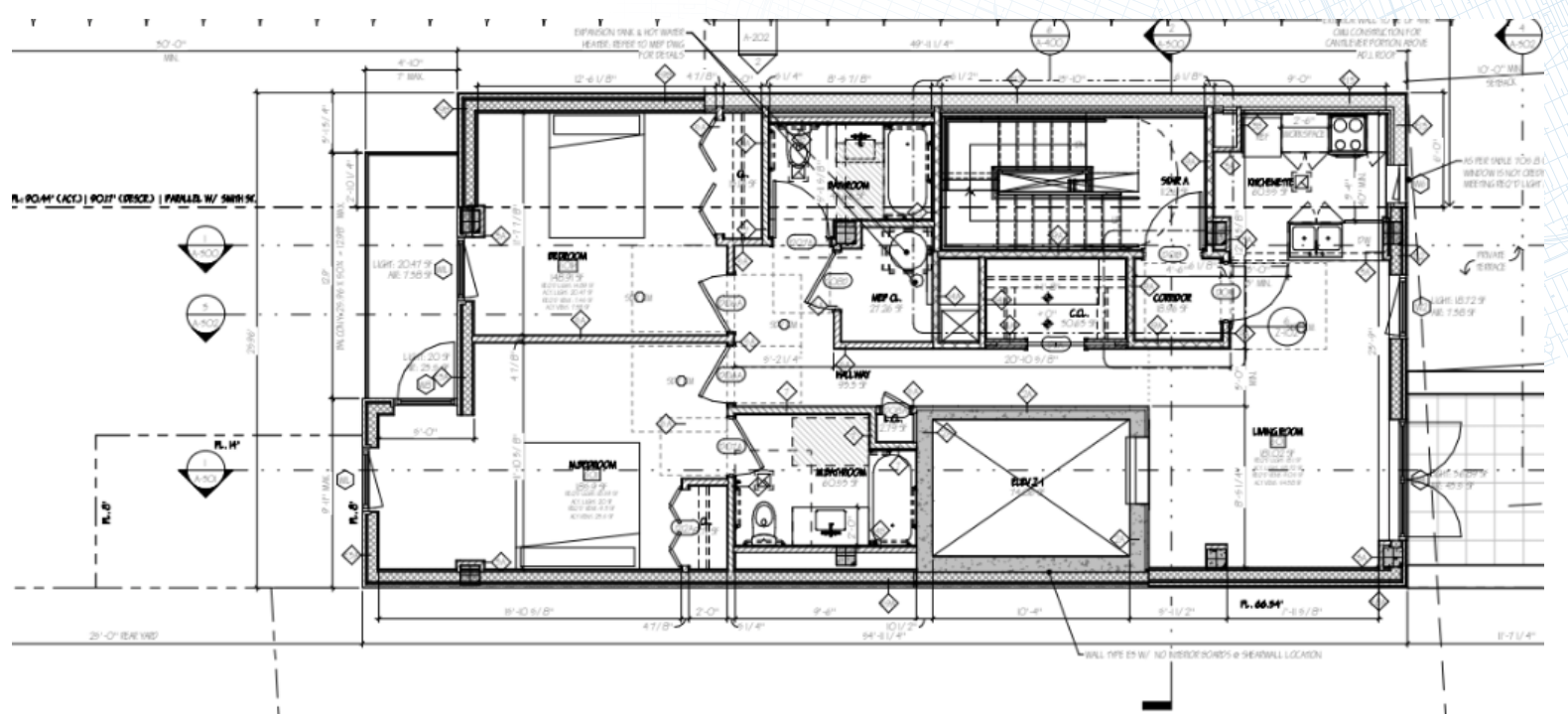
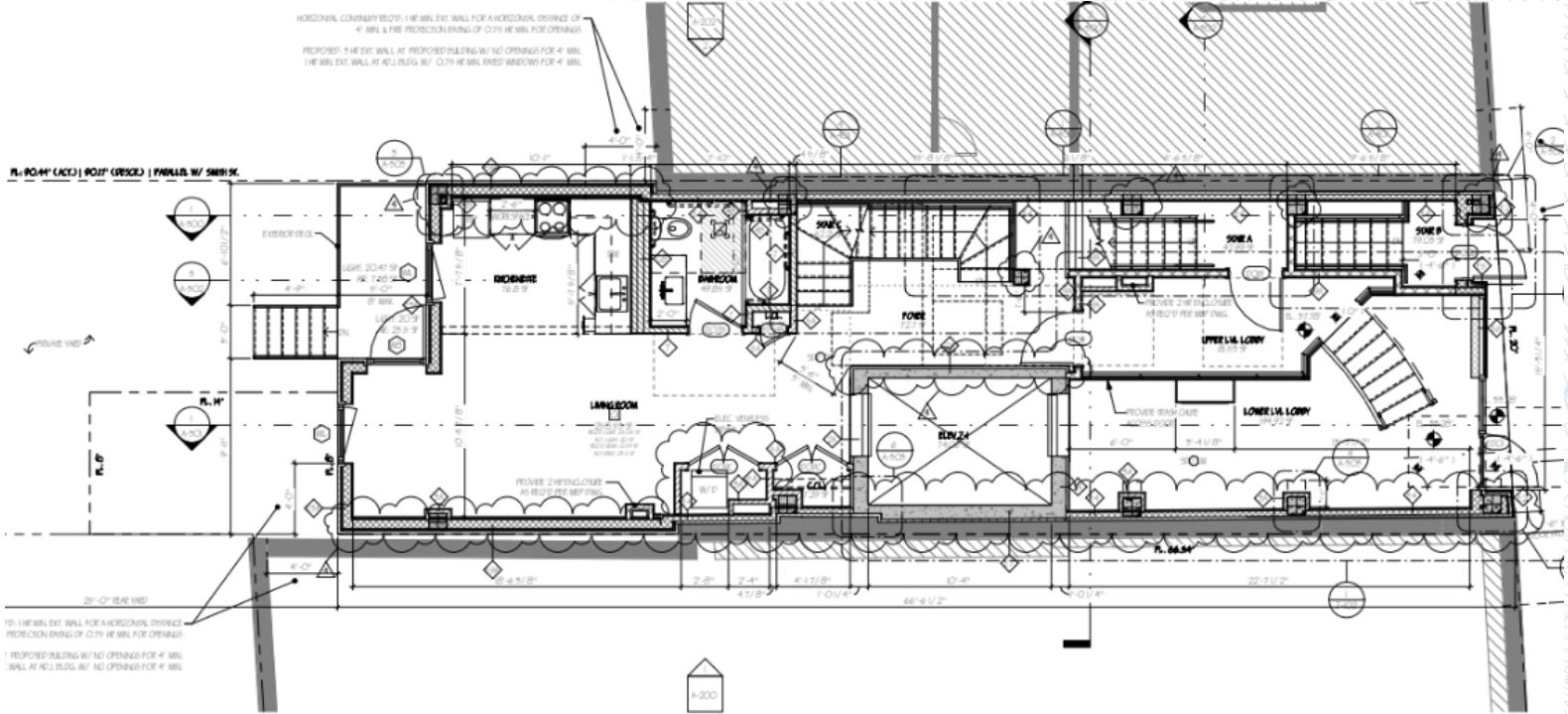
- **Approved Plans:** DOB approved plans for a 6,797 gross SF condo project (available in data room).
- **Profitability:** Condo sellouts projected to be \$7.5M+ at very attainable per-unit pricing. Average sellout for Boreum Hill is \$1,550.
- **Delivered Vacant:** The property will be 100% vacant at closing and there is not cost for demolition.
- **Air Rights Transfer:** A zoning lot merger with the neighbor allows for more density and a wider floor plate above 4 Floors.
- **Accessibility:** Perfectly located within blocks of the 2/3/4/5/A/C/F/G/B/Q/R trains and a ¼ mile to BQE.
- **Central Location:** Atlantic Terminal and the Barclays Center are within ¾ of a mile to the east, Brooklyn Bridge Park is roughly ½ a mile to the west.
- **Desirable Neighborhood:** Historic charm, tree-lined streets, diverse dining options, mix of boutique and mass-market retail.



Tax & Transportation Maps

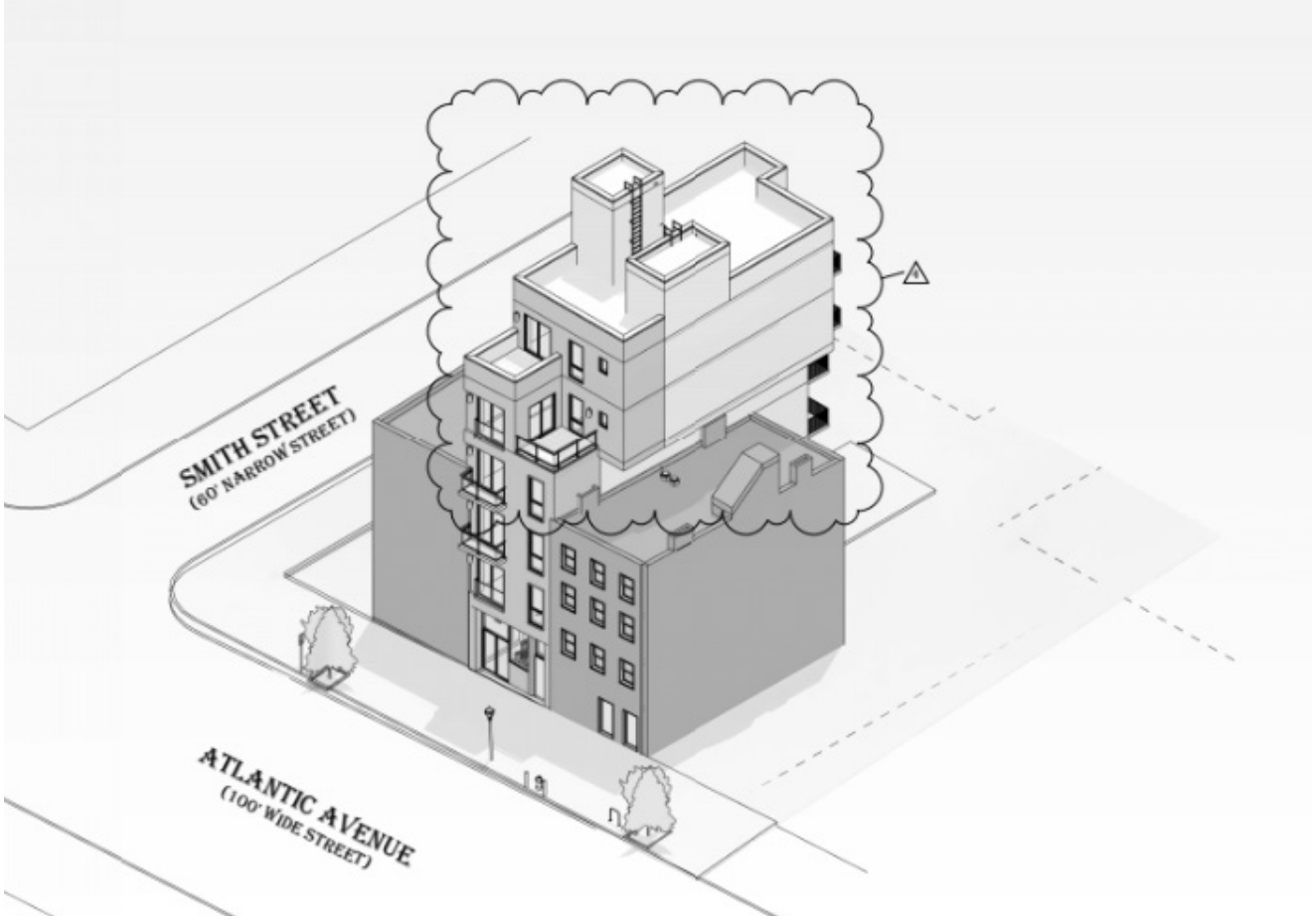


Floor Plans



 [CLICK HERE TO VIEW APPROVED PLANS](#)

Floor Plans



 [CLICK HERE TO VIEW APPROVED PLANS](#)



NEIGHBORHOOD OVERVIEW

COBBLE HILL, BROOKLYN

WHERE OLD WORLD CHARM MEETS URBAN VIBRANCY

Cobble Hill, nestled in the heart of Brooklyn, New York, exudes a distinctive blend of historic charm and modern vibrancy. Its tree-lined streets are adorned with rows of elegant brownstones and classic architecture, offering a picturesque backdrop that captivates residents and visitors alike. This neighborhood boasts a strong sense of community, with local shops, cafes, and restaurants contributing to its welcoming atmosphere. Cobble Hill Park provides a serene escape from the bustling city life, while nearby cultural attractions such as the Brooklyn Historical Society add to the area's cultural richness. With its proximity to waterfront views and easy access to Manhattan, Cobble Hill remains a coveted destination for those seeking both tranquility and urban convenience in Brooklyn.

LANDMARKS & POINTS OF INTEREST

- **Cobble Hill Park:** A serene green space offering a peaceful retreat in the heart of the neighborhood
- **Brooklyn Historical Society:** A cultural institution featuring exhibits and events that highlight the history of Brooklyn
- **Court Street:** A bustling thoroughfare lined with local shops, restaurants, and cafes, perfect for exploring and dining
- **Union Market:** A local favorite for artisanal foods, fresh produce, and specialty items
- **Cobble Hill Historic District:** Designated by the New York City Landmarks Preservation Commission, featuring well-preserved architecture from the 19th century

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

286 ATLANTIC AVENUE BROOKLYN, NY 11201



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