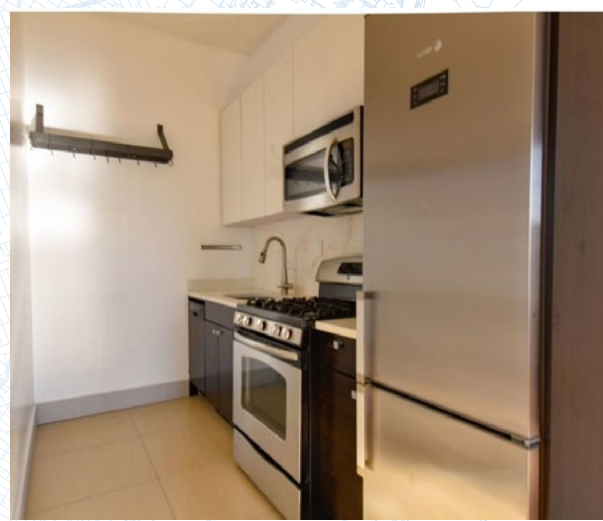
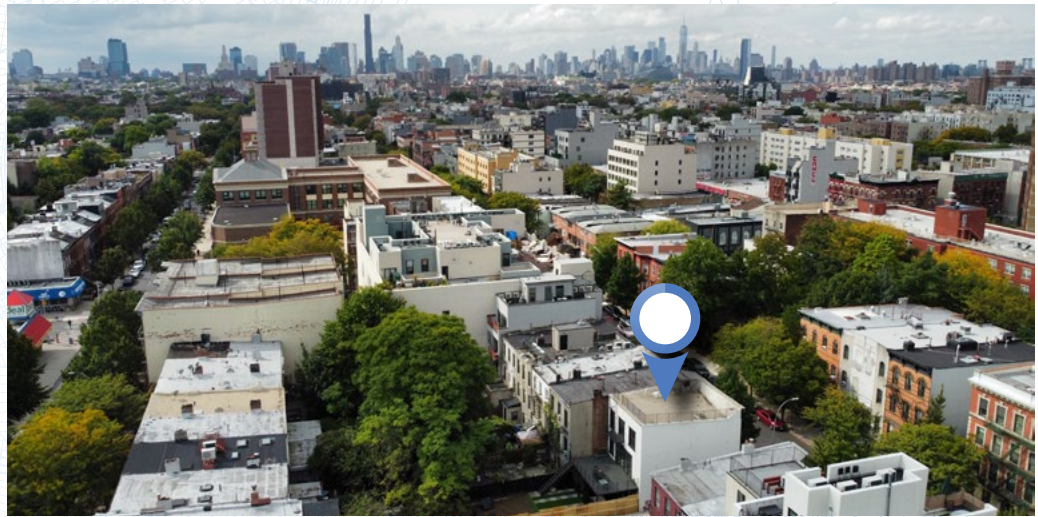




382 KOSCIUSZKO ST  
BROOKLYN, NY 11221







# OPPORTUNITY



**\$1,950,000 (6.17% Cap)**

ASKING PRICE



**(1) 3BR Duplex / (4) 1BR/1BA**

UNIT MIX



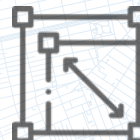
**100% Free-Market**

UNIT STATUS



**±2,858**

SQUARE FOOTAGE



**20' x 100'**

LOT DIMENSIONS



**R6B / 2.00**

ZONING | FAR



**20' x 52'**

BUILDING DIMENSIONS



**6 Blocks to J, M, & Z**

PROXIMITY TO TRANSPORTATION



**2A / \$9,742**

PROTECTED TAX CLASS





# 382 KOSCIUSZKO ST BROOKLYN, NY 11221

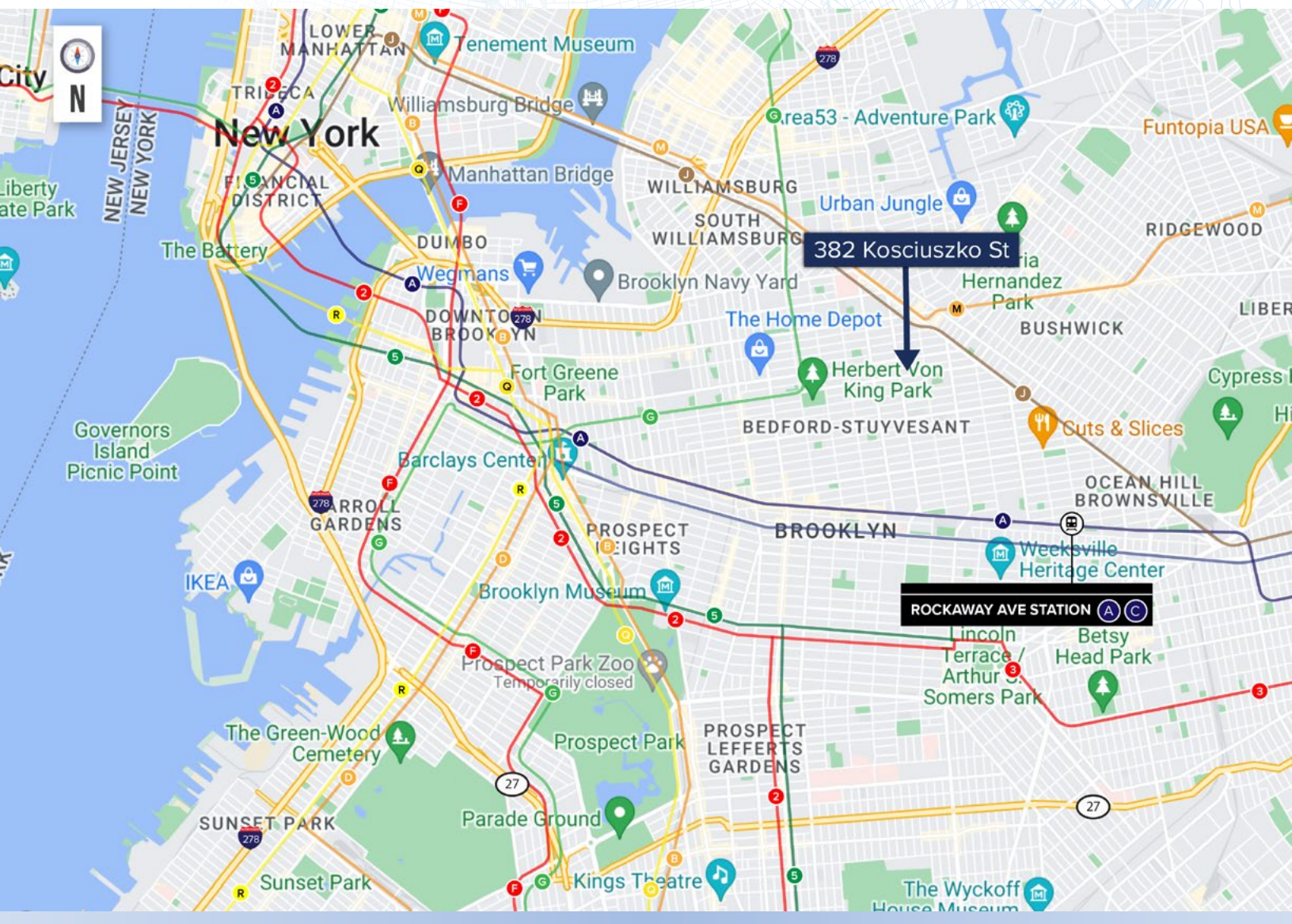
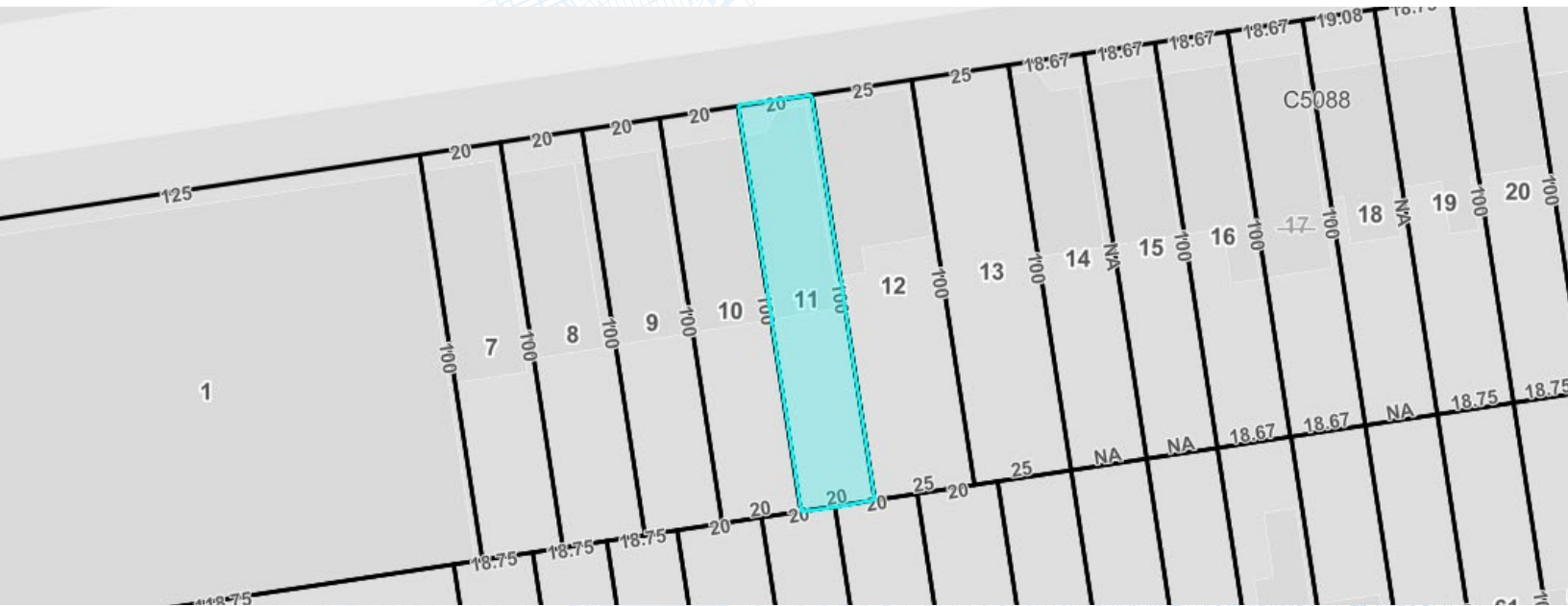
## Investment Highlights

- **Fully Free-Market:** The property is fully free market, allowing future ownership to capitalize on neighborhood improvement.
- **Available Air Rights:** There are roughly 1,150 SF of unused air rights for future expansion, development, or disposition.
- **Protected Tax Class:** 2A Tax Class limits tax increase to no more than 8% a year or 30% over 5 years.
- **Transportation Accessibility:** Within 6-8 blocks from J, M, Z trains at Myrtle Ave and Kosciuszko Street, as well as G train at Bedford/Nostrand stop.
- **Highly Efficient:** Manageably sized units attract student and professionals alike, while keeping operating costs low.
- **Low Maintenance:** Building has been fully renovated and maintained, with no need for short term capital improvements.





# TAX & TRANSPORTATION MAPS





# INCOME / RENT ROLL

## 382 KOSCIUSZKO STREET

## CURRENT RENTS

UNIT	TYPE	LEASE EXP.	STATUS	NSF	RENT	\$/SF	ANNUAL
1	3 BR / 1½ BA Garden	10/31/25	FM	1,480	\$3,300	\$27	\$39,600
2	1 BR / 1 BA	4/30/25	FM	550	\$2,650	\$58	\$31,800
3	1 BR / 1 BA	7/31/25	FM	550	\$2,600	\$57	\$31,200
4	1 BR / 1 BA	6/30/25	FM	550	\$2,500	\$55	\$30,000
5	1 BR / 1 BA	2/28/25	FM	550	\$2,350	\$51	\$28,200
<b>TOTAL:</b>				<b>3,680</b>	<b>\$13,400</b>	<b>\$44</b>	<b>\$160,800</b>



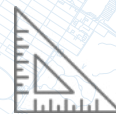
**Fully Free Market**

UNIT STATUS



**\$2,680**

AVERAGE RENT  
/ MONTH



**\$44**

AVERAGE RENT  
/ SF

# EXPENSES & NOI

REVENUE		
Potential Gross Income:		\$160,800
Vacancy & Credit Loss:	3.0%	-\$4,824
Effective Gross Income:		\$155,976

GSF:	2,858
NSF:	3,680
UNITS:	5
RS UNITS:	-

EXPENSES (ESTIMATED)	MATTHEWS™ METRICS	
Real Estate Taxes (24/25)	Full Taxes	\$9,742
Insurance	\$1.50 / GSF	\$4,287
Water & Sewer	\$850 / GSF	\$4,250
Heating Fuel	Tenants Pay	--
Electric (Common)	\$0.50 / GSF	\$1,429
Repairs & Maintenance	\$750 / Unit	\$3,750
Superintendent	\$500 / Month	\$6,000
Management	4.0% of EGI	\$6,239
<b>Total Expenses</b>		<b>\$35,697</b>

Exp. Ratio:	22.89%
Tax Ratio:	6.25%

Effective Gross Income:	\$155,976
Less Expenses:	\$35,697
Net Operating Income:	\$120,279



**\$1,950,000**

ASKING PRICE



**6.17%**

CAP RATE



**2A**

PROTECTED TAX CLASS





# NEIGHBORHOOD OVERVIEW

## BEDFORD-STUYVESANT, BROOKLYN

### WHERE OLD WORLD CHARM MEETS URBAN VIBRANCY

Bedford-Stuyvesant, often referred to as Bed-Stuy, is a historic neighborhood in Brooklyn, New York City, known for its rich cultural heritage and architectural beauty. Originally settled by Dutch colonists in the 1600s, it later became a hub for African-American culture in the 20th century, attracting artists, musicians, and civil rights leaders. The area is characterized by its iconic brownstone homes and tree-lined streets. Over the years, Bed-Stuy has undergone significant gentrification, with new businesses and developments emerging alongside its longstanding community institutions. Despite these changes, it remains a vibrant center of Black culture and history in New York City.

### LANDMARKS & POINTS OF INTEREST

- **Fulton Park:** A historic green space that offers a peaceful retreat and features a monument honoring the neighborhood's veterans.
- **The Billie Holiday Theatre:** Located within Restoration Plaza, is a cultural institution named after the iconic jazz singer who once lived in Bed-Stuy.
- **Weeksville Heritage Center:** Though technically in nearby Crown Heights, is closely associated with Bed-Stuy and showcases one of the first free Black communities in America.
- **Stuyvesant Heights:** The neighborhood boasts numerous historic brownstone-lined streets especially around Stuyvesant Heights, which is a designated Historic District.
- **Victory Church and the Alhambra Apartments:** architectural gems that reflect the area's vibrant past. Landmarks Preservation Commission, featuring well-preserved architecture from the 19th century.



# CERTIFICATE OF OCCUPANCY

Form 54-C (Rev. 4/62)-80M-601836(62)

## DEPARTMENT OF BUILDINGS

**City of** **BOROUGH OF Brooklyn**, **THE CITY OF NEW YORK**

Date **MAY 9 - 1962** No. **180713**

## CERTIFICATE OF OCCUPANCY

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at **382 Kosciusko Street** Block **1605** Lot **11**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **south** side of **Kosciusko Street**  
 distant **205** feet east from the corner formed by the intersection of **Summer Avenue** and **Kosciusko Street**  
 running thence **south 100** feet; thence **East 20** feet;  
 thence **north 100** feet; thence **West 20** feet;  
 running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Per. Alt. No. — **1554-1962** Construction classification — **brick-nonfireproof**  
 occupancy classification — **Class "A" Multiple** Height **3** stories, **30** feet.  
 Date of completion — **Dwelling - converted** Located in **R - 6** Zoning District.  
 Date of issuance of permit **const. 4-29-62**  
**plumb 4-11-62**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
 and The City Planning Commission: } (Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_  
 Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
cellar	ground	-	ordinary
first	40	-	one (1) family
second	40	-	two (2) families
third	40	-	two (2) families
<b>TOTAL:- Five (5) families</b>			
<b>CLASS "A" MULTIPLE DWELLING - heretofore converted</b>			



# DOB OVERVIEW

<b>382 KOSCIUSKO STREET</b>		<b>BROOKLYN 11221</b>	<b>BIN# 3043324</b>
KOSCIUSZKO STREET	382 - 382	Health Area : 1900	Tax Block : 1605
		Census Tract : 281	Tax Lot : 11
		Community Board : 303	Condo : NO
		Buildings on Lot : 1	Vacant : NO

[View DCP Addresses...](#)    [Browse Block](#)

[View Zoning Documents](#)    [View Challenge Results](#)    [Pre - BIS PA](#)    [View Certificates of Occupancy](#)

Cross Street(s):                    MARCUS GARVEY BOULEVARD, LEWIS AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Local Law:                            NO

SRO Restricted:                    NO

UB Restricted:                      NO

Environmental Restrictions:    N/A

Legal Adult Use:                    NO

Special Status:                    N/A

Loft Law:                            NO

TA Restricted:                      NO

Grandfathered Sign:            NO

City Owned:                        NO

Additional BINs for Building:    NONE

HPD Multiple Dwelling:            Yes

Special District:                    UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification:                    C2-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	6	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	0	0	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-OATH/ECB</a>	1	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	2		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	0		<a href="#">Open Plumbing Jobs / Work Types</a>
<a href="#">Total Jobs</a>	2		<a href="#">Facades</a>
<a href="#">Actions</a>	17		<a href="#">Marquee Annual Permits</a>
			<a href="#">Boiler Records</a>
			<a href="#">DEP Boiler Information</a>
			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

OR Enter Action Type:

OR Select from List:  ▼

AND



# 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 **382 Kosciuszko St, Brooklyn, NY 11221** (“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.



# 382 KOSCIUSZKO ST BROOKLYN, NY 11221



## EXCLUSIVELY LISTED BY:



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