



**1308 JEFFERSON AVENUE**  
**BROOKLYN, NY 11216**



# OPPORTUNITY



**\$1,495,000 (\$176 / SF)**

ASKING PRICE



**7 Apts, 1 Retail, 2 Garages**

UNIT MIX



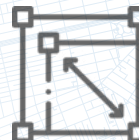
**Bank-Owned**

PROPERTY CONDITION



**±8,500**

SQUARE FOOTAGE



**25' x 100'**

LOT DIMENSIONS



**2B / \$16,466**

TAX CLASS / TAXES



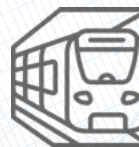
**2 FM / 5 RS**

RES. UNIT STATUS



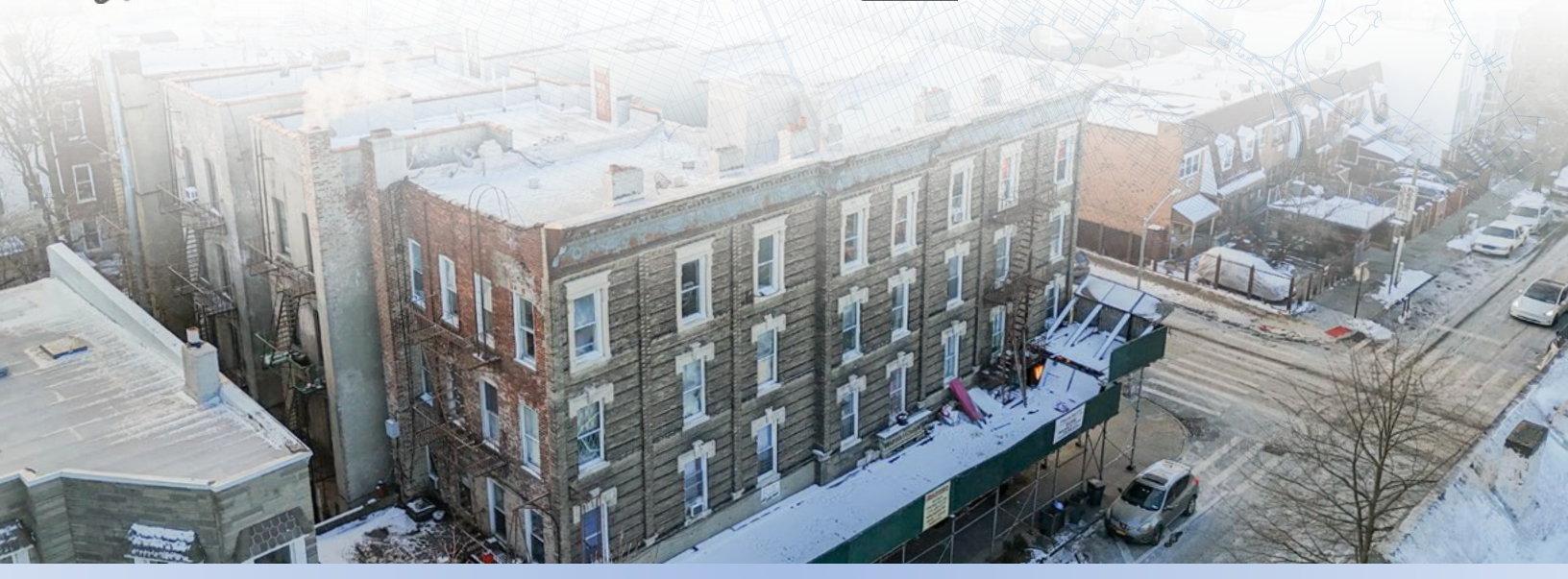
**\$201,163**

PROJECTED GROSS INCOME



**4-5 Blocks to L&M**

PROXIMITY TO TRANSPORTATION



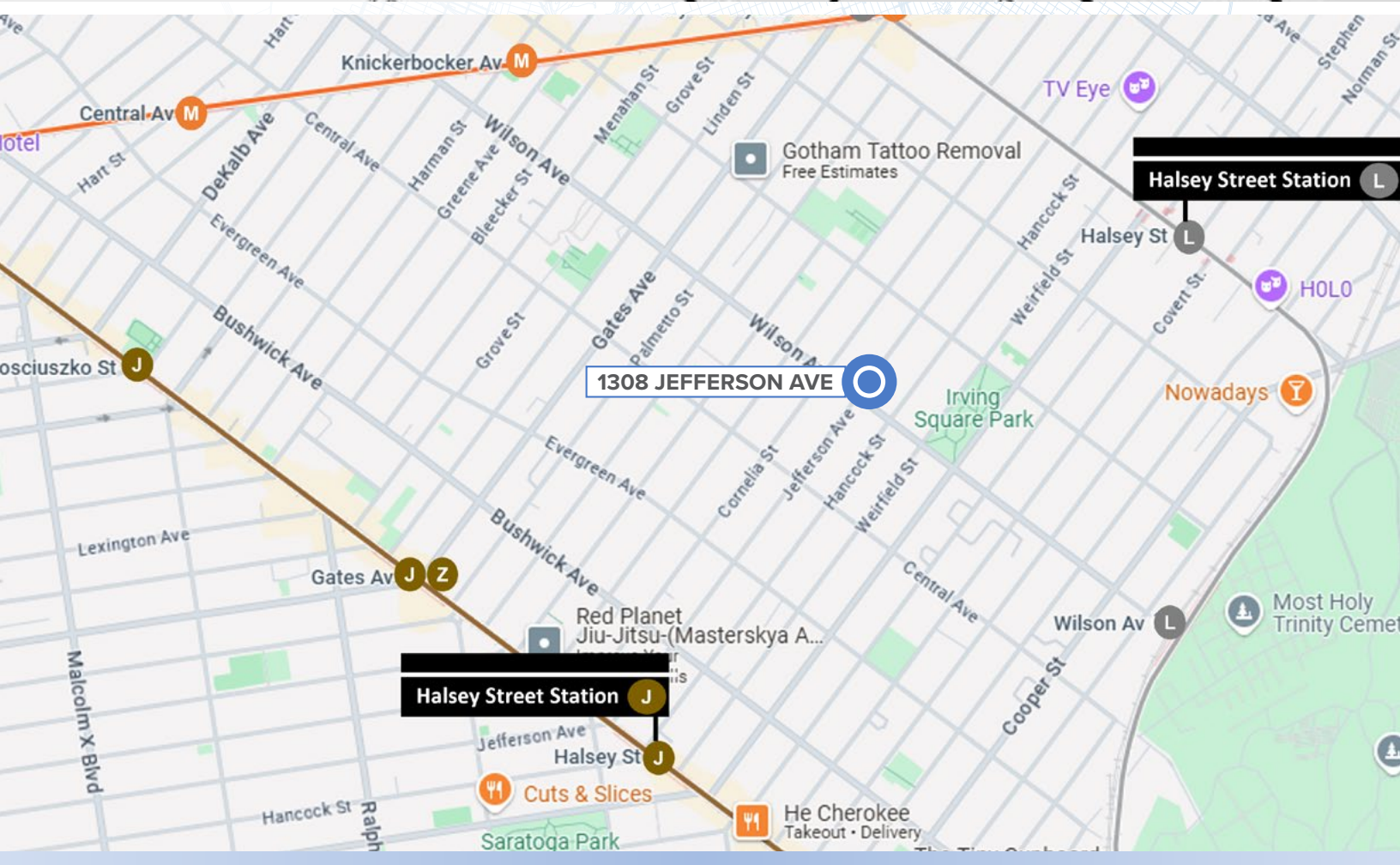
1308 JEFFERSON AVE, BROOKLYN, NY 11221

## Investment Highlights

- **Corner Property:** Prime corner mixed-use building with spacious layouts and prime retail exposure on Jefferson and Wilson Avenue in Bushwick
- **Lender-Owned:** The lender has invested over \$50,000 to clear 270 HPD violations, install a new roof, install new windows, and general maintenance / clean up
- **Protected Tax Class:** 2B Tax class limits tax increases to no more than 8% a year, or 30% over 5 years
- **Public Transportation:** Within blocks of the L train at Halsey Street and M train at Myrtle / Wyckoff Avenue
- **Basis:** At the asking price of \$1,495,000, the price per square foot equates to \$176 and \$186,875 per unit
- **Well-Located:** Short walk to Irving Square Park and major retail corridors on Wilson, Knickerbocker, and Central Avenues



# TAX & TRANSPORTATION MAPS



# INCOME / RENT ROLL

UNIT	UNIT TYPE	TYPE	NSF	LEGAL AND MARKET RENTS		
				RENT / MO.	RENT / YR.	RENT / SF
Ground Floor	Retail	Smoke Shop*	850	\$4,500	\$64	\$54,000
Garage	Garage	--	--	\$250	--	\$3,000
Garage	Garage	--	--	\$250	--	\$3,000
Rear	2 BR / 1 BA	RS	850	\$1,402	\$20	\$16,828
2L	2 BR / 1 BA	RS	880	\$526	\$7	\$6,315
2R	2 BR / 1 BA	RS	880	\$876	\$12	\$10,512
3L	2 BR / 1 BA	RS	880	\$879	\$12	\$10,548
3R	3 BR / 2 BA	RS - Vacant Shell**	880	\$1,580	\$22	\$18,960
4L	3 BR / 2 BA	FM - Renovated*	900	\$3,250	\$43	\$39,000
4R	3 BR / 2 BA	FM - Renovated*	900	\$3,250	\$43	\$39,000
<b>TOTAL:</b>			<b>7,020</b>	<b>\$16,764</b>	<b>\$29</b>	<b>\$201,163</b>

\* Tenant in eviction court for non-payment

\*\* Unit was gutted down to studs and needs renovation



**\$198,163**

PROJECTED GROSS INCOME



**\$1,495,000**

ASKING PRICE

# EXPENSES & NOI

REVENUE		LEGAL AND MARKET RENTS
Potential Gross Income:		\$201,163
Vacancy & Credit Loss:	5.0%	(\$10,058)
Effective Gross Income:		\$191,105

GSF:	8,500
NSF:	7,020
UNITS:	8

EXPENSES (ESTIMATED)	MATTHEWS™ METRICS	PROJECTED-1	\$/ SF	\$/ UNIT
Real Estate Taxes (24/25)	Tentative Taxes	\$16,466	\$1.94	\$2,058
Insurance	\$1.25 / GSF	\$10,625	\$1.25	\$1,328
Water & Sewer	\$1,000 / Unit	\$8,000	\$0.94	\$1,000
Heating Fuel	\$900 / Unit	\$7,200	\$0.85	\$900
Electric (Common)	\$0.50 / GSF	\$4,250	\$0.50	\$531
Repairs & Maintenance	\$1,000 / Unit	\$8,000	\$0.94	\$1,000
Superintendent	\$500 / Month	\$6,000	\$0.71	\$750
Management	4.0% of EGI	\$7,644	\$0.90	\$956
<b>Total:</b>		<b>\$68,185</b>	<b>\$8.02</b>	<b>\$8,523</b>

Exp. Ratio: 35.68%

Tax Ratio: 8.62%

Effective Gross Income:	\$191,105
Less Expenses:	(\$68,185)
Net Operating Income:	\$122,920



**8.22%**  
PROJECTED CAP RATE



**\$176 / SF**  
PRICE PSF



## Neighborhood Overview

### BUSHWICK, BROOKLYN:

### WHERE ARTISTRY MEETS URBAN LIVING

#### HISTORICAL OVERVIEW

Bushwick, nestled in the northern part of Brooklyn, has a rich history that traces back to its origins as a Dutch settlement. The neighborhood underwent industrialization in the 19th century, transforming into a bustling brewery district. Today, Bushwick's industrial past is interwoven with its artistic present, evident in its iconic street art and loft-style living spaces.

#### LANDMARKS & CULTURAL HUBS

- **BUSHWICK COLLECTIVE:** A renowned outdoor street art gallery, showcasing vibrant murals by local and international artists.
- **MARIA HERNANDEZ PARK:** A community park and cultural event space, often hosting local festivals and gatherings.
- **THE LOOM:** A repurposed factory turned into a creative hub, housing artists' studios and unique boutiques.

#### POINTS OF INTEREST & AMENITIES

- **KNICKERBOCKER AVENUE:** The heart of Bushwick's shopping district, featuring diverse retail stores and eateries.
- **IRVING SQUARE PARK:** A green oasis offering leisure and recreational spaces.
- **HOUSE OF YES:** An avant-garde nightclub known for its eclectic performances and dance parties.



## RESIDENTIAL MARKET OVERVIEW

Bushwick's residential market is a blend of old-world charm and modern convenience, with a mix of converted warehouses, new development apartment buildings, and classic row houses. The area is popular among young professionals, artists, and families seeking an affordable yet dynamic urban living experience.

## DEVELOPMENT LANDSCAPE & NOTABLE PROJECTS

Bushwick is in a phase of revitalization, with new residential and commercial developments that respect its artistic soul. This includes adaptive reuse of old industrial spaces and construction of modern, sustainable living solutions.

## RETAIL MARKET OVERVIEW

The retail scene in Bushwick is characterized by its artisanal shops, vintage stores, and burgeoning food scene. Knickerbocker Avenue serves as a central shopping street, with a variety of local and artisanal goods.

## POPULAR RESTAURANTS AND BARS

Roberta's: Famous for its artisanal pizzas and trendy atmosphere.

Blanca: An exclusive, Michelin-starred restaurant offering an unforgettable culinary experience.

Archie's Bar & Pizza: A casual spot known for its delicious pizzas and vibrant ambiance.

## TRANSPORTATION SNAPSHOT

Bushwick boasts excellent transportation links, including the L and M subway lines, providing easy access to Manhattan and other parts of Brooklyn. The area is also well-served by numerous bus routes, enhancing its connectivity.

## LIVING, WORKING, AND PLAYING IN BUSHWICK

Living in Bushwick offers a unique blend of historical intrigue and modern creativity. Residents enjoy a vibrant community atmosphere, with an array of cultural experiences right at their doorstep. Working in Bushwick often means being part of its creative or entrepreneurial scenes, with numerous co-working spaces and studios supporting its growing business community. Playing in Bushwick is an adventure in urban culture, from exploring its famous street art and attending eclectic nightlife events to enjoying a diverse culinary scene.

## STANDING OUT IN NYC

Bushwick stands out in New York City as a neighborhood that has successfully transformed its industrial legacy into a thriving artistic and cultural community. It's a place where history and modernity coexist, offering a unique urban experience that combines affordable living, artistic expression, and a strong sense of community. Bushwick's unique character makes it an attractive destination for those seeking a lively, culturally rich, and diverse neighborhood in Brooklyn.

# DOB PROPERTY PROFILE OVERVIEW

<b>1308 JEFFERSON AVENUE</b>		<b>BROOKLYN 11221</b>		<b>BIN# 3077973</b>	
JEFFERSON AVENUE	1302 - 1312	Health Area	: 3500	Tax Block	: 3391
WILSON AVENUE	473 - 473	Census Tract	: 437	Tax Lot	: 5
		Community Board	: 304	Condo	: NO
		<u>Buildings on Lot</u>	: 2	Vacant	: NO

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

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

## VIOLATION FOR FAILURE TO CERTIFY CORRECTION OF CLASS 1 VIOLATION EXISTS ON THIS PROPERTY - DOB CIVIL PENALTIES DUE

Cross Street(s):	WILSON AVENUE, KNICKERBOCKER AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
LL 104/19 Permit Restriction:	<a href="#">Yes</a>		
Additional BINs for Building:	<a href="#">3342634</a>		
Additional Designation(s):	CONH - HPD CONH PILOT BUILDING		
HPD Multiple Dwelling:	Yes		
Number of Dwelling Units:	7		

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: C7-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>	39	1	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	42	38	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-OATH/ECB</a>	33	30	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	2		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	1		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	3		<a href="#">Facades</a>
<a href="#">Actions</a>	25		<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

# HPD OVERVIEW

473 Wilson Avenue, Brooklyn, 11221

Generated on 01/22/2025



## Overview

ALSO KNOWN AS	STATUS	REG #	RANGE	BIN
1310 Jefferson Avenue,473 Wilson Avenue,1308 Jefferson Avenue	Active	308620	473-473	3077973

BLOCK	LOT	CENSUS TRACT	STORIES	A UNITS	B UNITS	CD
3391	5	437	4	7	0	4

CLASS	OWNERSHIP	BUILDING ID
B	PVT	396947

## Building Statistics

COMPLAINTS	VIOLATIONS	BUILDING CHARGES/FEES	LITIGATION
28	79 (A:8, B:43, C:27, I:1)	228	9
HISTORICALLY RENT REGULATED	ACTIVE LEAD EXEMPTIONS	BED BUGS REPORT FILED	HISTORICAL IMAGE CARDS
Yes	No	Yes	Yes
FIREPROOF	ACTIVE VACATE ORDER	TENANT HARASSMENT FINDINGS	CERTIFICATION OF NO HARASSMENT PILOT PROGRAM
No	No	No	Yes
ALTERNATE ENFORCEMENT PROGRAM (AEP)	UNDERLYING CONDITIONS PROGRAM (UC)	HEAT SENSOR PROGRAM	
Yes	No	No	

# 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 **1308 Jefferson Ave, 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.

# 1308 JEFFERSON AVENUE BROOKLYN, NY 11216



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