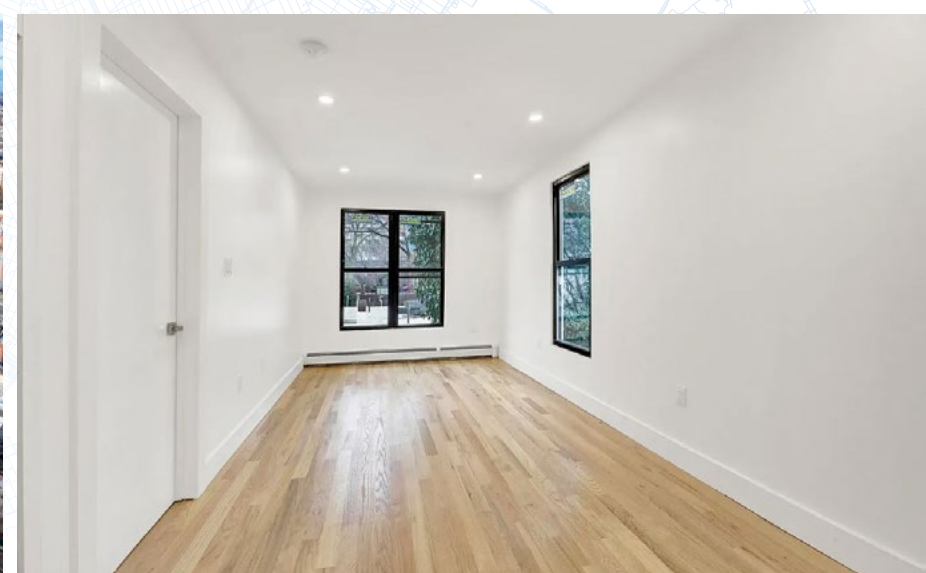
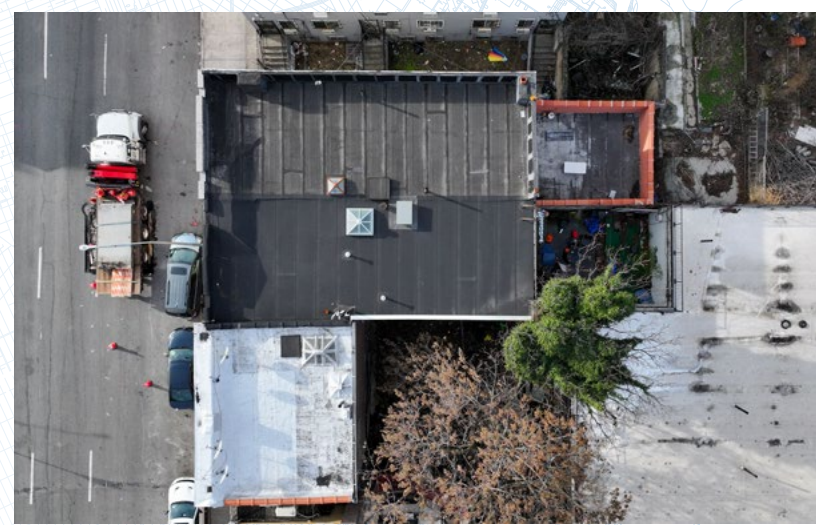
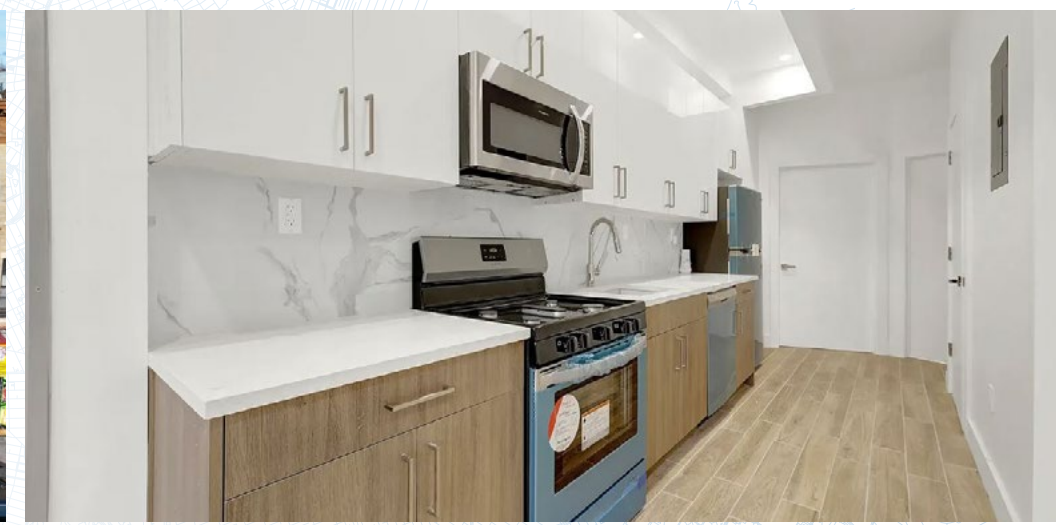




2127 ATLANTIC AVE
BROOKLYN, NY 11233



OPPORTUNITY



\$1,350,000 (\$486 / SF)

ASKING PRICE



(3) 3BR / 1BTH

UNIT MIX



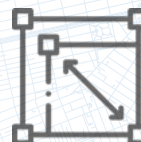
100% Free Market

UNIT STATUS



±2,775

SQUARE FOOTAGE



18.5' x 50'

BUILDING DIMENSIONS



R5 / C2-3 | 1.25

ZONING | FAR



18.5' x 75'

LOT DIMENSIONS



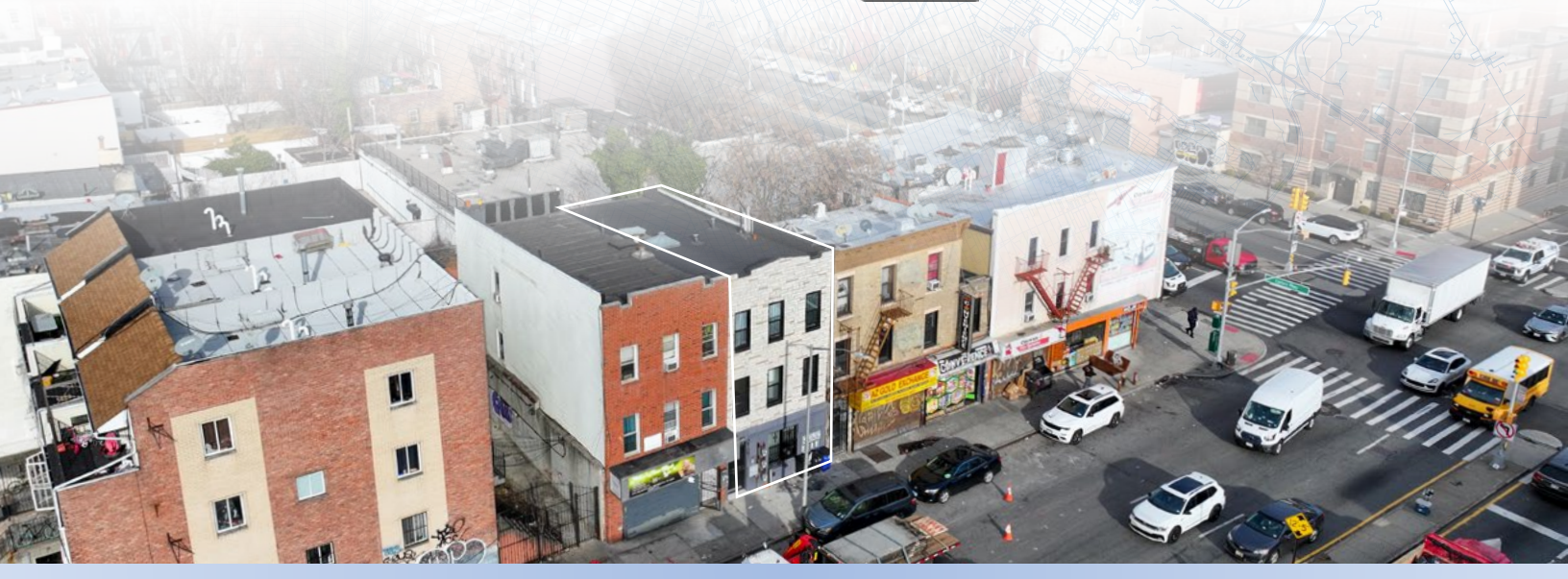
Owner-User

OPPORTUNITY



Class 1 / \$2,762

PROTECTED TAX CLASS



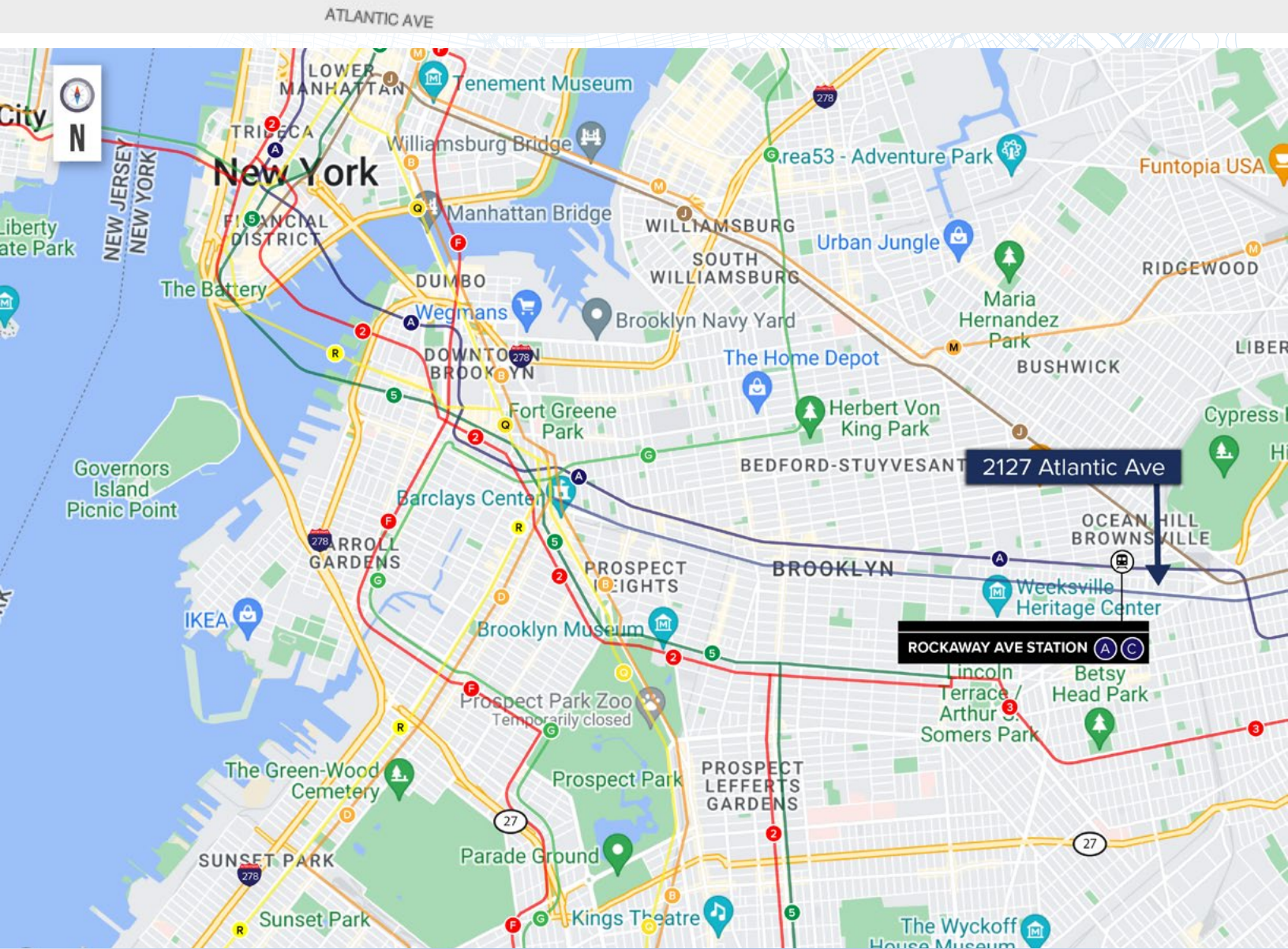
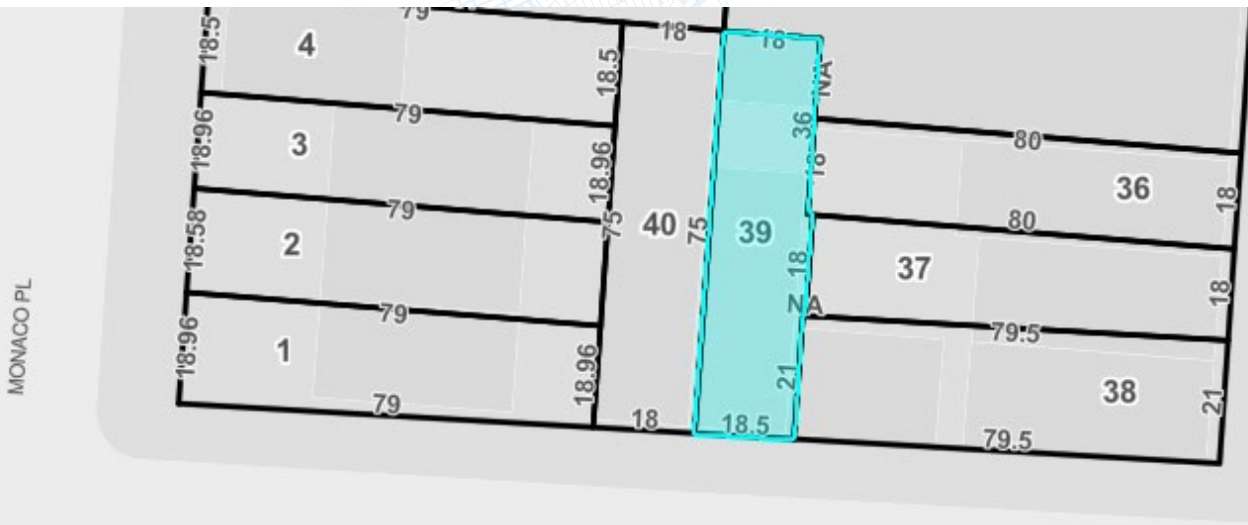
2127 ATLANTIC AVE, BROOKLYN, NY 11233

Investment Highlights

- **Owner-User Potential:** The property would make a fantastic single family home conversion, or buyer could live in a portion of the building and collect rent from the rest.
- **Fully Free-Market:** The property is fully free market, allowing future ownership to capitalize on neighborhood improvement.
- **Protected Tax Class:** Tax Class 1 limits tax increase to no more than 6% per year or 20% over 5 years.
- **Public Transportation:** Located within a few blocks of the L, A, C, J & Z train lines at Broadway Junction, with direct access to Bushwick, Downtown Brooklyn, the Rockaways, and Jamaica, Queens.



TAX & TRANSPORTATION MAPS



INCOME / RENT ROLL

UNIT	TYPE	STATUS	NSF	AS IS RENTS			MARKET RENTS		
				RENT / MO	RENT / YR	RENT / SF	RENT / MO	RENT / YR	RENT / SF
1	3 BR / 1 BTH	FM	800	\$2,500	\$30,000	\$38	\$3,000	\$36,000	\$45
2	3 BR / 1 BTH	Vacant	800	\$3,500	\$42,000	\$53	\$3,500	\$42,000	\$53
3	3 BR / 1 BTH	FM	800	\$3,000	\$36,000	\$45	\$3,200	\$38,400	\$48
TOTAL:			2,400	\$9,000	\$108,000	\$45	\$9,700	\$116,400	\$49



Fully Free Market
UNIT STATUS



Owner-User
POTENTIAL



3 BR Garden Duplex
GROUND FLOOR POTENTIAL

EXPENSES & NOI

REVENUE	CURRENT RENTS	PROJECTED RENTS
Potential Gross Income:	\$108,000	\$116,400
Vacancy & Credit Loss: 3.0%	(\$3,240)	(\$3,492)
Effective Gross Income:	\$104,760	\$112,908

GSF: 2,775
 NSF: 2,400
 UNITS: 3

EXPENSES (ESTIMATED)	MATTHEWS™ METRICS	PROJECTED	PROJECTED	\$/SF	\$/UNIT
Real Estate Taxes (24/25)	NYC DOF Tax Bill	\$2,762	\$2,762	\$1.00	\$921
Insurance	\$1.25 / GSF	\$3,469	\$3,469	\$1.25	\$1,156
Water & Sewer	\$1,000 / Unit	\$3,000	\$3,000	\$1.08	\$1,000
Heating Fuel	Passthrough	-	-	-	-
Electric (Common)	\$0.50 / GSF	\$1,388	\$1,388	\$0.50	\$463
Repairs & Maintenance	\$650 / Unit	\$1,950	\$1,950	\$0.70	\$650
Superintendent	\$300 / Month	\$3,600	\$3,600	\$1.30	\$1,200
Management	4.0% of EGI	\$4,190	\$4,516	\$1.51	\$1,397
Total Expenses		\$20,359	\$20,685	\$7.34	\$6,786

Exp. Ratio: 19.43% 19.74%
 Tax Ratio: 2.64% 2.64%

Effective Gross Income:	\$104,760	\$112,908
Less Expenses:	(\$20,359)	(\$20,685)
Net Operating Income:	\$84,401	\$92,223



\$1,350,000

ASKING PRICE



VALUE-ADD

OPPORTUNITY



TAX CLASS 1

PROTECTED



NEIGHBORHOOD OVERVIEW

OCEAN HILL, BROOKLYN:

HISTORICAL OVERVIEW

Ocean Hill, Brooklyn has a rich history that reflects the broader narratives of urban development and cultural change in New York City. Originally part of the larger Flatbush area, it began as a predominantly residential neighborhood in the late 19th century, attracting working-class families. The early 20th century saw an influx of immigrants, particularly from Eastern Europe, who contributed to the area's cultural tapestry. By the mid-20th century, Ocean Hill became a focal point for civil rights activism, notably during the Ocean Hill-Brownsville school controversy, which highlighted issues of community control and education. Today, the neighborhood continues to evolve, characterized by its artistic scene and a growing number of businesses, while maintaining a strong sense of community rooted in its diverse heritage.

LANDMARKS & POINTS OF INTEREST

- **Herbert Von King Park:** A lively community park featuring sports facilities, a cultural arts center, and recreational areas, serving as a hub for local events and activities.
- **The Billie Holiday Theatre:** An iconic venue dedicated to African American arts and culture, showcasing performances that celebrate the contributions of Black artists and storytellers.
- **Brownsville Cultural Arts Center:** This center focuses on promoting arts and education in the community, offering various programs, workshops, and events that engage residents and support local talent.

RESIDENTIAL MARKET OVERVIEW

The residential market in Ocean Hill, Brooklyn, has seen increased interest due to its affordability compared to nearby neighborhoods. This evolving area offers a mix of housing options, including historic brownstones and newer developments, appealing to young professionals and families. As demand grows, home prices and rents have risen, reflecting the neighborhood's cultural richness and community atmosphere. Ongoing investments in local amenities and transportation enhance its attractiveness, making Ocean Hill a desirable option for those looking to settle in Brooklyn.

DEVELOPMENT MARKET OVERVIEW

The development market in Ocean Hill, Brooklyn, is active, with increasing interest from investors due to the neighborhood's growth and potential for appreciation. Opportunities for both residential and commercial projects are emerging, supported by recent construction and renovations. With infrastructure improvements and convenient public transportation access, Ocean Hill is becoming an attractive area for development and investment.

RETAIL MARKET OVERVIEW

The retail market in Ocean Hill, Brooklyn, is evolving, with a mix of long-standing local businesses and new establishments catering to the community's diverse population. As the neighborhood attracts more residents and visitors, there is a growing demand for retail options, including cafés, restaurants, and shops. This trend is bolstered by ongoing development and revitalization efforts, which are enhancing the area's appeal as a vibrant commercial hub.

FAMOUS PUBLIC FIGURES

- **Big Daddy Kane:** The influential rapper and hip-hop icon grew up in the neighborhood, contributing to its cultural significance in the music scene.
- **Rosie Perez:** The acclaimed actress and choreographer, known for her roles in films like "Do the Right Thing," hails from Ocean Hill and has often spoken about her experiences growing up there.
- **Tish James:** The current Attorney General of New York, Tish James, is also a product of the neighborhood, reflecting its engagement in civic and political life.

TRANSPORTATION SNAPSHOT

Transportation in Ocean Hill, Brooklyn, is accessible and convenient, primarily serviced by the A and C subway lines at nearby stations. The neighborhood's proximity to major bus routes further enhances connectivity, making commuting to Manhattan and other parts of Brooklyn straightforward. Additionally, the area's walkability and bike-friendly streets support alternative modes of transportation, contributing to its vibrant community atmosphere.

HISTORICAL I-CARD

STREET AVENUE		<i>Ave Atlantic</i>		No.	<i>2127</i>	Boro.	<i>B</i>	Card No.	<i>1</i> ✓
USE District				<i>54</i>	Date		<i>1570</i>	CLASSIFICATION	
Record of Business Use—Location					Date			REG. 308,144 HERETOFORE CONVERTED <i>a</i>	
RECORD OF FIRE RETARDING AND FIREPROOFING				Location		Origin of Report		ORIGIN OF CLASSIFICATION	
								TENEMENT HOUSE DEPT. New Building Plan	
				B'd'gs		Plan No.		Date filed	
								Date Approved	
				Application No.		Certificate No.		Date issued	
ALTERATION PLANS				Plan No.		Date filed		Date approved	
B'd'gs				<i>B</i>				Date issued	
DEPARTMENT OF BUILDINGS APP. NO. PERMIT NO. FILED APPROVED COMPLETED <i>2593 ALT 8-24-43 9-2-43</i>				Application No.		Certificate No.		Date issued	
LEGAL OCCUPANCY				Plan No.		Date filed		Date approved	
Date				No. Ap'ts		Height		Date issued	
<i>5-27-31</i>				<i>3</i>		<i>3</i>			
CELLAR OR BASEMENT PERMIT				Plan No.		Certificate of Occ. No.		Date issued	
Number				Date		Number		Date	

Form 500

39-1010-31-B

DOB PROPERTY PROFILE OVERVIEW

2127 ATLANTIC AVENUE		BROOKLYN 11233	BIN# 3042693
ATLANTIC AVENUE	2127 - 2127	Health Area : 3700	Tax Block : 1570
		Census Tract : 369	Tax Lot : 39
		Community Board : 316	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):	MONACO PLACE, EASTERN PARKWAY		
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
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: C0-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	
Complaints	3	0	Elevator Records
Violations-DOB	4	0	Electrical Applications
Violations-OATH/ECB	10	0	Permits In-Process / Issued
Jobs/Filings	0		Illuminated Signs Annual Permits
ARA / LAA Jobs	1		Plumbing Inspections
Total Jobs	1		Open Plumbing Jobs / Work Types
Actions	1		Facades
OR Enter Action Type: <input type="text"/>			Marquee Annual Permits
OR Select from List: <input type="text" value="Select..."/>			Boiler Records
AND <input type="button" value="Show Actions"/>			DEP Boiler Information
			Crane Information
			After Hours Variance Permits

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 **2127 Atlantic Ave, Brooklyn, NY 11233** ("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.

2127 ATLANTIC AVE

BROOKLYN, NY 11233



EXCLUSIVELY LISTED BY:



DJ JOHNSTON
Executive Vice President
dj.johnston@matthews.com
Dir: 718.701.5367
Lic No. 10401225168 (NY)



BRYAN KIRK
Associate Vice President
bryan.kirk@matthews.com
Dir: 646.868.0045
Lic No. 10401274694 (NY)



JERMAINE PUGH
Associate Vice President
jermaine.pugh@matthews.com
Dir: 718.701.5129
Lic No. 10401281410 (NY)



BOBBY LAWRENCE
Associate Vice President
bobby.lawrence@matthews.com
Dir: 718.554.0337
Lic No. 10401300331 (NY)



HENRY HILL
Senior Associate
henry.hill@matthews.com
Dir: 718.874.8539
Lic No. 10401356898 (NY)

CORY ROSENTHAL | Broker of Record | Broker Firm No. 10991237833 (NY)