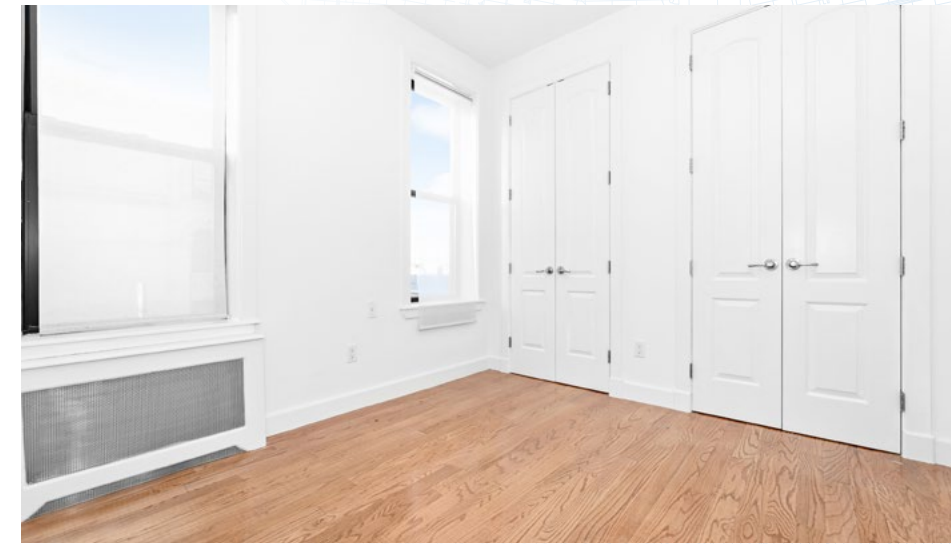




313 KNICKERBOCKER AVE BROOKLYN, NY 11237





OPPORTUNITY



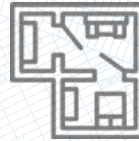
\$3,495,000

ASKING PRICE



Mixed-Use

PROPERTY TYPE



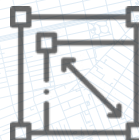
8 Res. / 2 Retail

UNIT MIX



±8,375

SQUARE FOOTAGE



25' x 100'

GROUND FLOOR



R6B / C1-3

ZONING



25' x 90'

UPPER FLOORS



Owner-User / Value-Add

OPPORTUNITY



2B / \$53,349

PROTECTED TAX CLASS



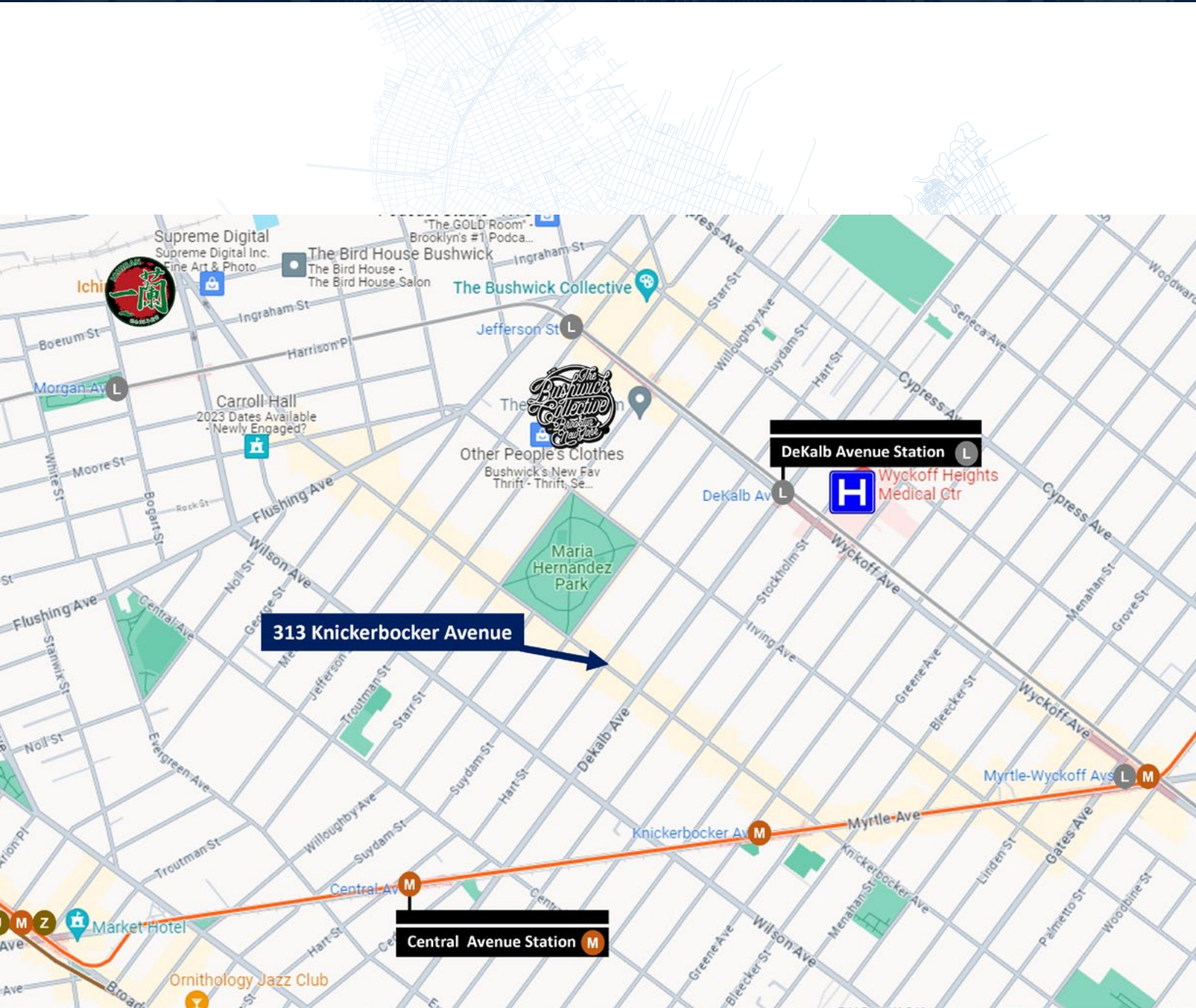
313 KNICKERBOCKER AVENUE, BROOKLYN, NY 11237

Investment Highlights

- **Charismatic Presence:** 25' x 100' corner mixed-use building located on Hart Street and Knickerbocker Avenue.
- **125' of Wraparound Frontage:** on Bushwick's primary retail / mixed-use corridor.
- **Meticulously Maintained:** Recent major updates throughout apartments and commons areas.
- **Well Located:** Steps from Maria Hernandez Park and just two blocks from both L & M trains.
- **Excellent Light and Air:** Large residential units with bright corner exposure.
- **Owner-User Opportunity:** Retail units will be delivered vacant.
- **Cashflowing:** \$340,000 gross income with a \$220K+ NOI, offering a 6.3% Cap Rate at our Ask.
- **Unit Status:** Two (2) retail units, one (1) free-market and seven (7) rent-regulated apartments.
- **Unit Mix:** Three (3) 1BR, four (4) 2BR, and one (1) 3BR.
- **Tax Protected:** Tax Class 2B limits tax increases to no more than 8% a year, or 30% over 5 years.



TRANSPORTATION MAP



TAX MAP



INCOME / RENT ROLL

COMMERCIAL

COMMERCIAL						MARKET RENTS		
UNIT	TYPE	CONDITION	STATUS	LEASE EXP.	NSF	RENT	\$ / SF	ANNUAL
Corner	Retail	--	Vacant	Vacant	1,381	\$9,000	\$78	\$108,000
Rear	Retail	--	Vacant	Vacant	531	\$3,500	\$79	\$42,000
TOTAL:					1,913	\$12,500	\$78	\$150,000

RESIDENTIAL

RESIDENTIAL						CURRENT & MARKET RENTS		
UNIT	TYPE	CONDITION	STATUS	LEASE EXP.	NSF	RENT	\$ / SF	ANNUAL
1	3 BR / 2 BA	Renovated	FM	8/31/25	1,000	\$4,500	\$54	\$54,000
2	1 BR / 1 BA	Unrenovated	RS - SCRIE	7/30/25	738	\$962	\$16	\$11,546
3	2 BR	Unrenovated	RS - SCRIE	5/31/26	644	\$796	\$15	\$9,548
4	1 BR / 1 BA	Renovated	RS	10/31/25	500	\$2,261	\$54	\$27,136
5	2 BR	Unrenovated	RS	1/31/25	644	\$1,331	\$25	\$15,966
6	2 BR	Unrenovated	RS - SCRIE	5/31/26	644	\$1,045	\$19	\$12,537
7	1 BR / 1 BA	Renovated	RS	Vacant	500	\$2,159	\$52	\$25,912
8	2 BR	Renovated	RS	3/31/25	644	\$2,780	\$52	\$33,362
TOTAL:					5,314	\$15,834	\$36	\$190,006

SUMMARY

SUMMARY			CURRENT & MARKET RENTS		
TYPE	UNITS	NSF	NSF	\$ / SF	ANNUAL
Commercial	2	1,913	\$12,500	\$78	\$150,000
Residential	8	5,314	\$15,834	\$36	\$190,006
TOTAL:	10	7,227	\$28,334	\$47	\$340,006



Owner/User
OPPORTUNITY



125' Frontage
PRIME CORRIDOR



Delivered Vacant
RETAIL STATUS

EXPENSES & NOI

REVENUE		
Potential Gross Income:		\$340,006
Vacancy & Credit Loss:	3.0%	-\$10,200
Effective Gross Income:		\$329,806

GSF: 8,375
 NSF: 5,314
 UNITS: 10

EXPENSES (ESTIMATED)	MATTHEWS™ METRICS	PROJECTED-1	\$/ SF	\$/ UNIT
Real Estate Taxes (23/24)	Full Taxes	\$53,349	\$6.37	\$5,335
Insurance	\$1.25 / GSF	\$10,469	\$1.25	\$1,047
Water & Sewer	\$950 / GSF	\$7,600	\$0.91	\$760
Heating Fuel	\$950 / GSF	\$7,600	\$0.91	\$760
Electric (Common)	\$0.35 / GSF	\$2,931	\$0.35	\$293
Repairs & Maintenance	\$750 / Unit	\$7,500	\$0.90	\$750
Superintendent	\$500 / Month	\$6,000	\$0.72	\$600
Management	4.0% of EGI	\$13,192	\$1.58	\$1,319
Total Expenses		\$108,641	\$12.97	\$10,864

Exp. Ratio: 32.94%
 Tax Ratio: 16.18%

Effective Gross Income:	\$329,806
Less Expenses:	(\$108,641)
Net Operating Income:	\$221,165



\$3,495,000

ASKING PRICE



Well-Maintained

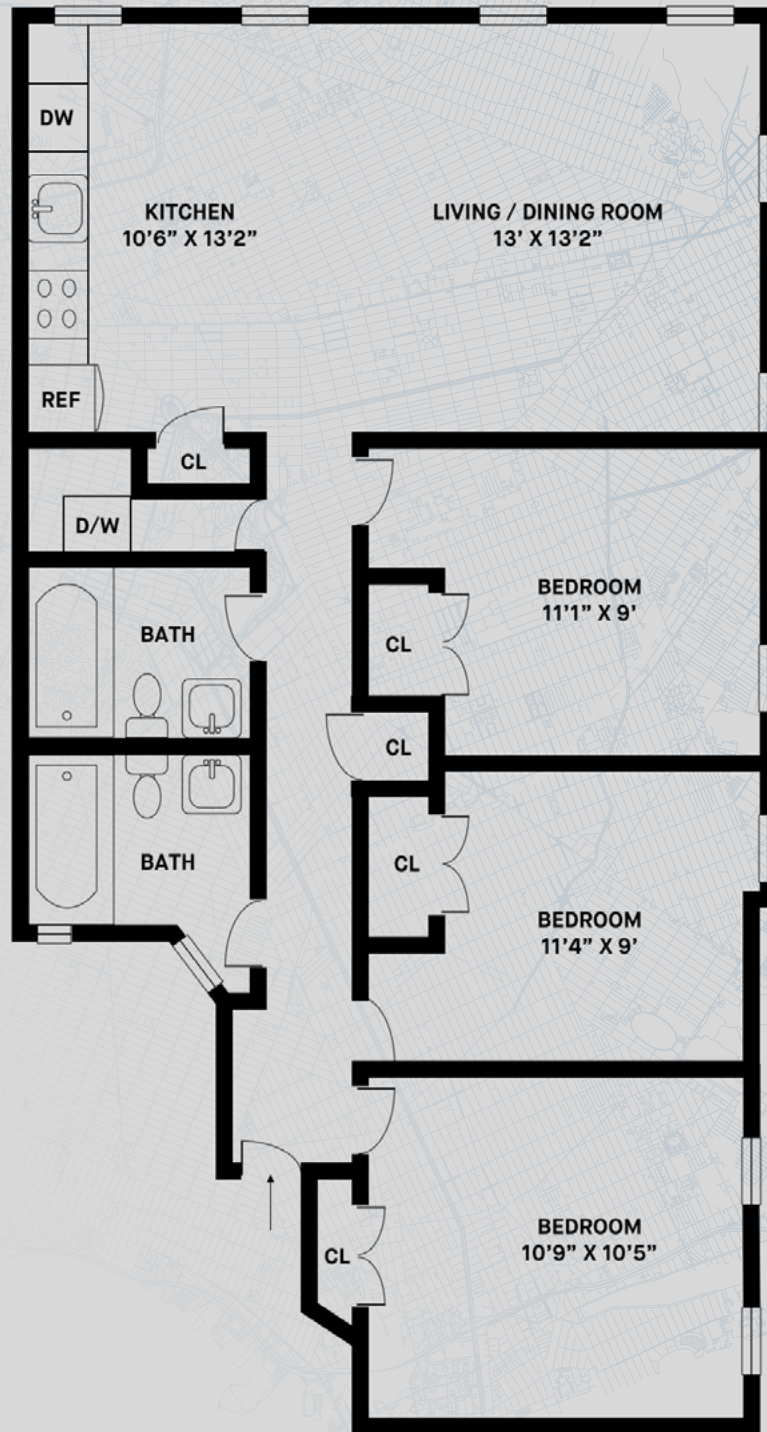
CONDITION



Tax Class 2B

PROTECTED

FLOOR PLAN



TENANT MAP

313 KNICKERBOCKER AVE SURROUNDING TENANTS

DINING / CAFES / NIGHTLIFE

- | | |
|----------------------------|---------------------------|
| 1 PALMETTO | 17 FUKUROU BROOKLYN |
| 2 DWEBBS | 18 CARMENITA'S |
| 3 CIRCO'S PASTRY SHOP | 19 LESLIE'S KITCHEN |
| 4 KNICKERBOCKER BAGEL | 20 THE TEN BELLS BROOKLYN |
| 5 GRILLED! PLANT-BASED | 21 PARADISE TACO |
| 6 NOWHERE BAR+LOUNGE | 22 BROOKLYN KAVA |
| 7 UGLY DONUTS & CORN DOGS | 23 TAQUERIA AL PASTOR |
| 8 AMARANTO | 24 OPS |
| 9 HARTBREAKERS | 25 NOOK |
| 10 TONY'S AND ORAZIO PIZZA | 26 PITANGA |
| 11 THE WHEELHOUSE | 27 STARR BAR |
| 12 TAQUERIA SANTA FE | 28 CHERRY ON TOP |
| 13 IC BROOKLYN CAFE | 29 COROATAS |
| 14 MOMINETTE BISTRO | 30 LEFT HAND PATH |
| 15 HONORE CLUB | 31 SALLY ROOTS |
| 16 MAD TROPICAL | |

RETAIL

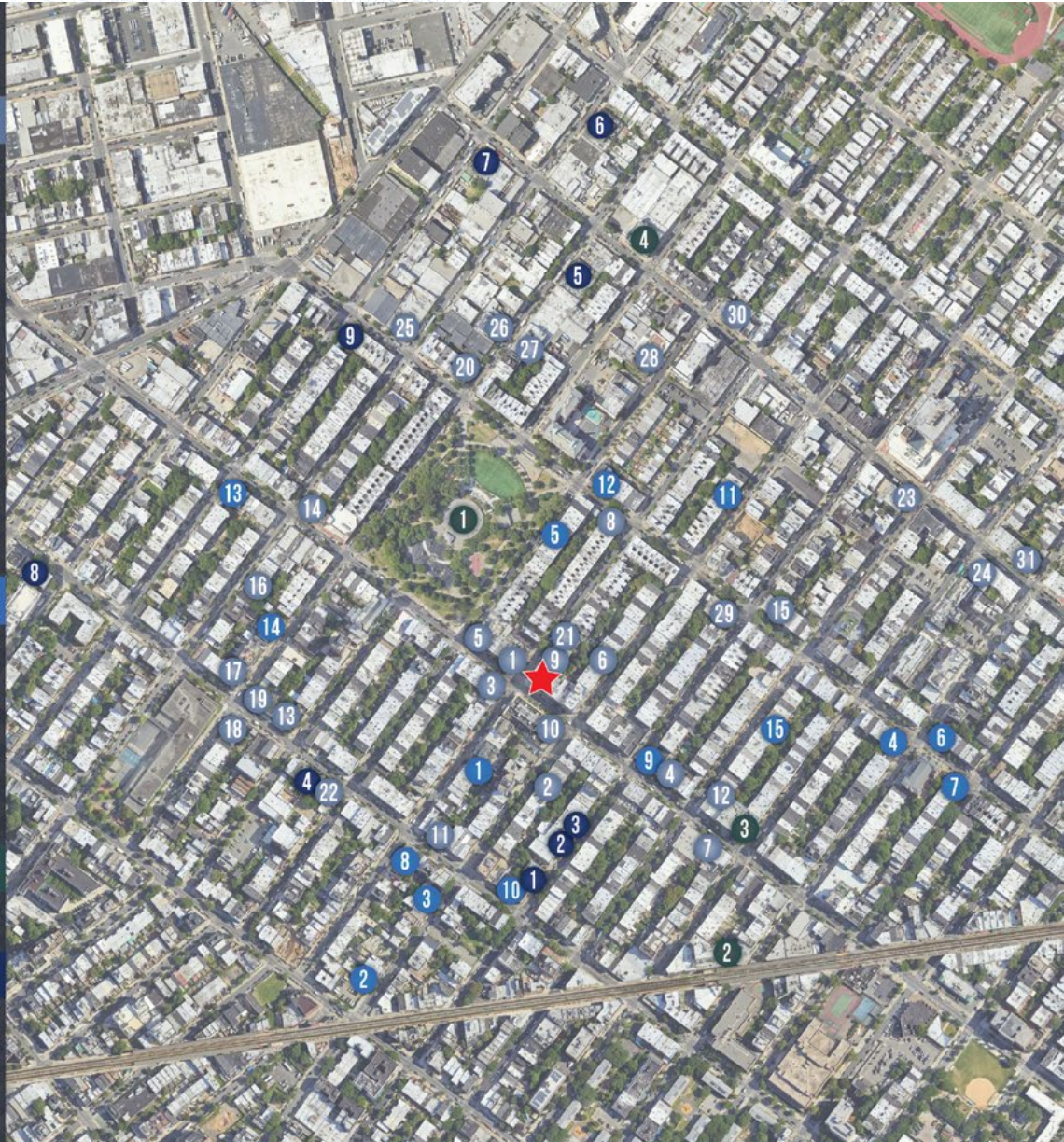
- | | |
|--------------------------------|-------------------|
| 1 MOLASSES BOOKS | 9 CAP WORLD |
| 2 GG'S SOCIAL TRADE & TREASURE | 10 SELECT VINTAGE |
| 3 L TRAIN VINTAGE | 11 HAVEN CYCLES |
| 4 FINN VINTAGE | 12 RACCOONTHRIFT |
| 5 BELLEROPHON SKATESHOP | 13 VINYL FANTASY |
| 6 UR FANCY SHOP | 14 COSTUME CLOSET |
| 7 THE BASEMENT | 15 GILBER GILMORE |
| 8 THE ORACLE SHOP | |

LEISURE

- | | |
|------------------------|--------------------------|
| 1 MARIA HERNANDEZ PARK | 3 BLINK FITNESS BUSHWICK |
| 2 MIND PILATES | 4 ABSOLUTE POWER FITNESS |

ENTERTAINMENT

- | | |
|-------------------------|-----------------------------|
| 1 THE LOVE SHACK | 6 BROOKLYN MADE |
| 2 UNDERGROUNDZEN COMEDY | 7 HOUSE OF YES |
| 3 BUSHWICK LIVE | 8 GOLD SOUNDS BAR |
| 4 ALPHAVILLE | 9 LA CUMBANCHITA RECORD BAR |
| 5 THE SULTAN ROOM | |





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.

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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.

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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.

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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.

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