



EXCLUSIVE OFFERING
MEMORANDUM

FULLY-RENOVATED 6 UNIT
MULTIFAMILY FOR SALE

124 CORTELYOU RD,
BROOKLYN, NY 11218

ROB NIXON
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JOSEPH GALLO
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ASKING PRICE:
\$1,699,999

 **PREREAL**TM
PRENDAMANO REAL ESTATE

PREREAL.COM/NIXON-TEAM

THE OFFERING

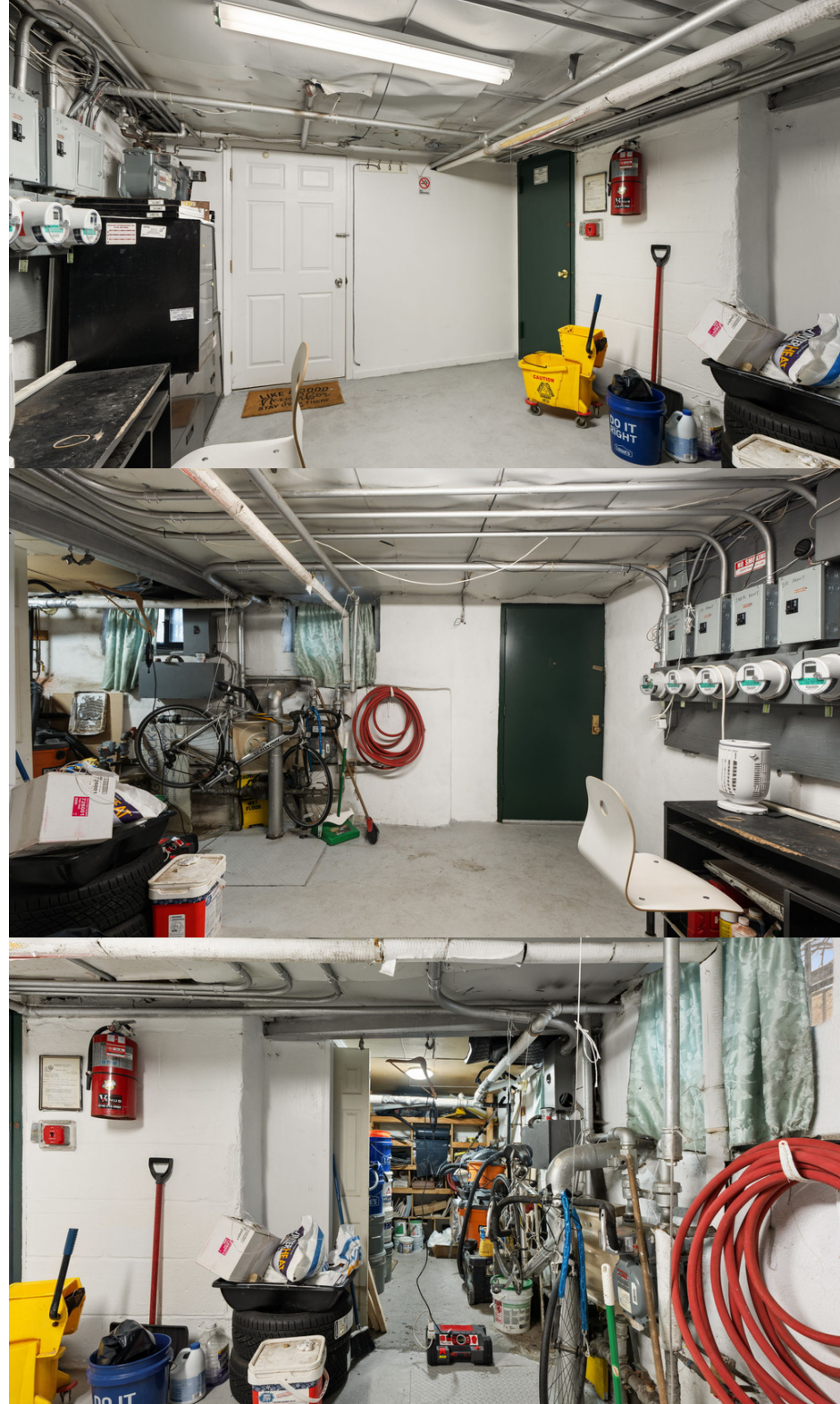
PROPERTY ADDRESS	124 Cortelyou Rd, Brooklyn, NY
LOCATION	Between East 2nd Street and East 3rd Street
ASKING PRICE	\$1,699,999
YEAR BUILT	1930
TAXES	\$24,600
LOT SIZE	2,500 SF
BUILDING SIZE	5,250 SF
UNITS	6
UNIT LAYOUT	(1) 1B/1B (5) 2B/1B
ZONING	R6A
BLOCK & LOT	5385 / 10



PROPERTY OVERVIEW

124 Cortelyou Road is a fully renovated six-unit, rent-stabilized multifamily building located in the Kensington / Ditmas Park area of Brooklyn. The property is a three-story brick walk-up comprised of six residential apartments, all rent stabilized, offering a stable and regulated income profile in a high-demand Brooklyn submarket.

The building has been well maintained with recent capital improvements, including a roof approximately five years old, upgraded common areas, and clean, organized mechanical systems. Several of the apartments are rented below current market levels, providing room for continued rent growth through annual guideline increases and vacancy allowances within the rent-stabilized framework. The property also includes a full basement currently used for storage and utilities, with potential to be utilized as a superintendent's office and/or owner-use space, subject to DOB and HPD approvals.

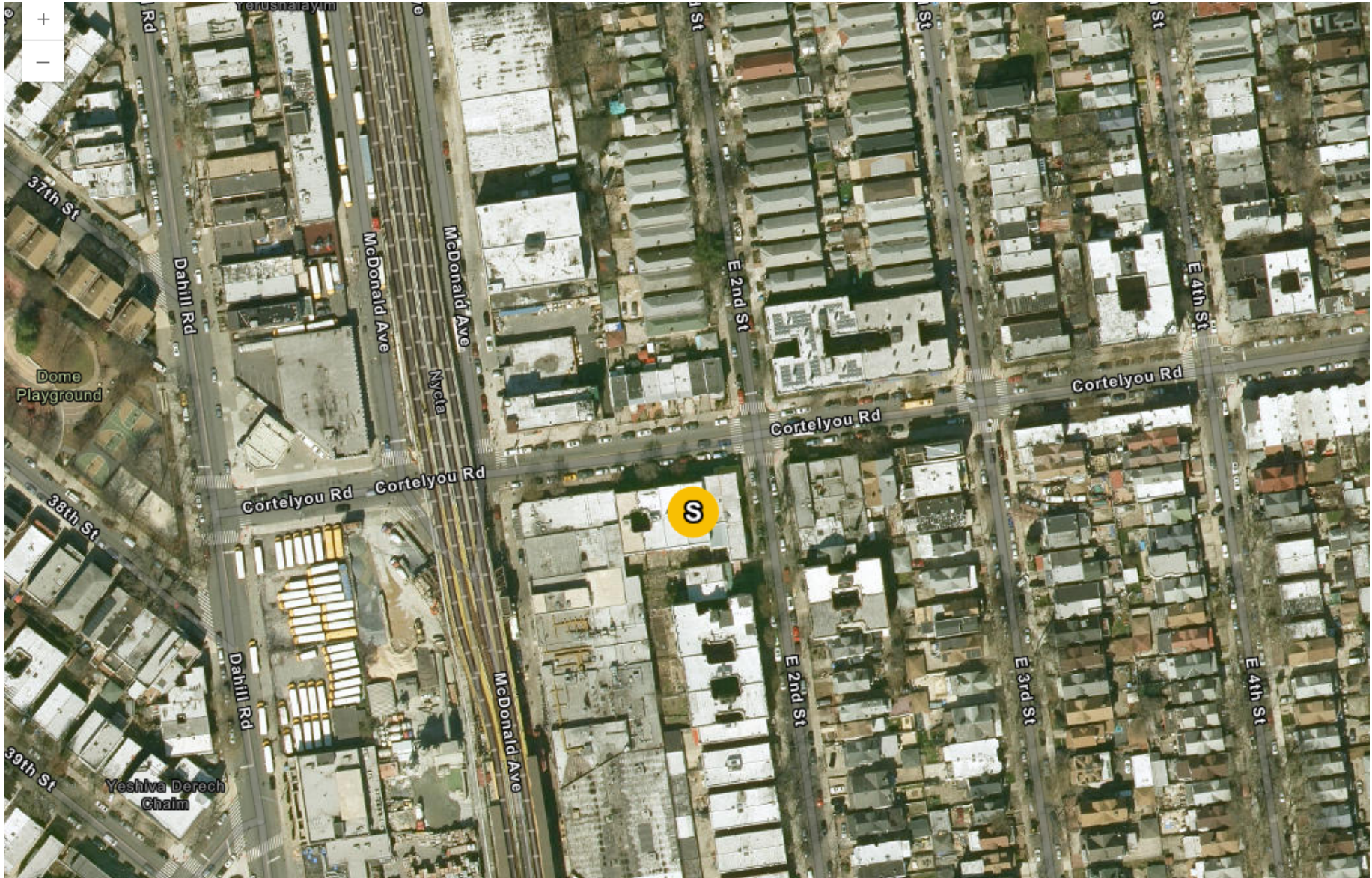


INVESTMENT HIGHLIGHTS

- Six (6) residential units – 100% rent stabilized
- Fully renovated and well maintained
- Roof approximately 5 years old
- Below-market rents in place with upside through legal increases
- Full basement with potential super/owner-use configuration
- Clean, accessible mechanical and utility rooms
- Prime Kensington / Ditmas Park location
- Close proximity to B/Q and F subway lines
- Walkable to retail, dining, and neighborhood amenities



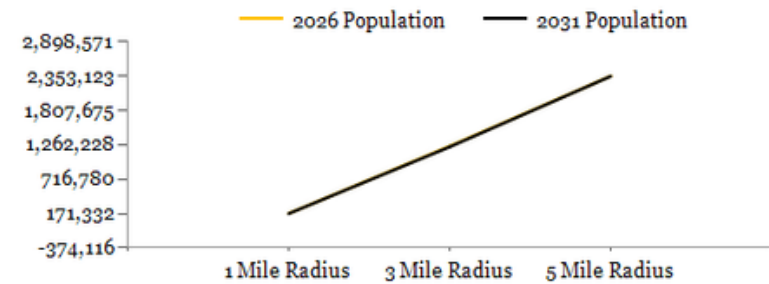
LOCATION SUMMARY



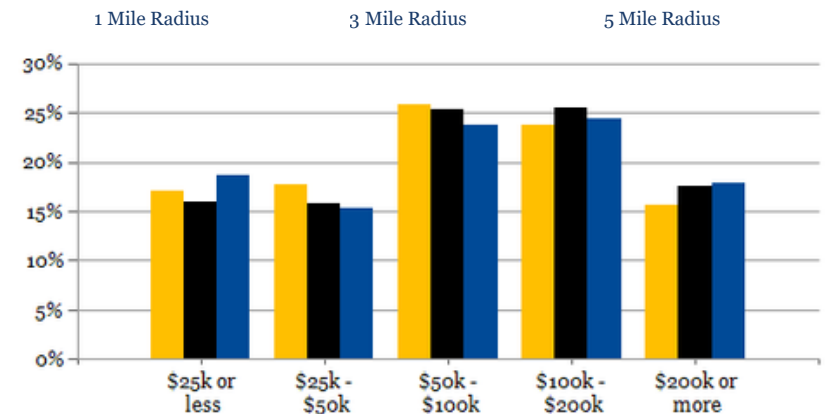
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	165,554	1,187,257	2,158,708
2010 Population	166,698	1,185,972	2,187,233
2026 Population	173,442	1,241,305	2,353,123
2031 Population	171,332	1,230,775	2,350,361
2026 African American	13,274	251,821	649,165
2026 American Indian	1,379	10,269	16,538
2026 Asian	29,507	254,477	355,222
2026 Hispanic	23,429	192,794	375,013
2026 Other Race	17,985	121,734	218,124
2026 White	99,136	504,356	915,546
2026 Multiracial	12,120	98,199	197,450
2026-2031: Population: Growth Rate	-1.20%	-0.85%	-0.10%

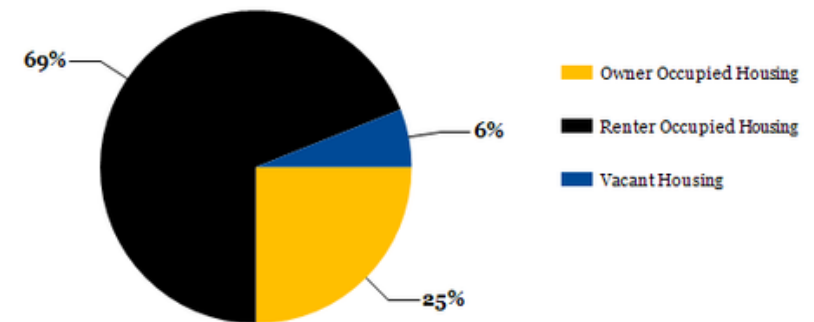
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,553	43,586	107,334
\$15,000-\$24,999	3,790	27,055	57,542
\$25,000-\$34,999	4,444	28,509	55,392
\$35,000-\$49,999	5,286	41,403	80,660
\$50,000-\$74,999	8,148	61,951	115,958
\$75,000-\$99,999	6,075	50,409	94,251
\$100,000-\$149,999	8,129	69,448	133,044
\$150,000-\$199,999	4,908	43,373	82,494
\$200,000 or greater	8,590	77,494	157,851
Median HH Income	\$75,762	\$82,993	\$80,544
Average HH Income	\$117,848	\$126,250	\$125,972



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius





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SALES AND LEASING ASSOCIATE

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