



858 FULTON ST



1059 FULTON ST



673 MANHATTAN AVE



654 MANHATTAN AVE



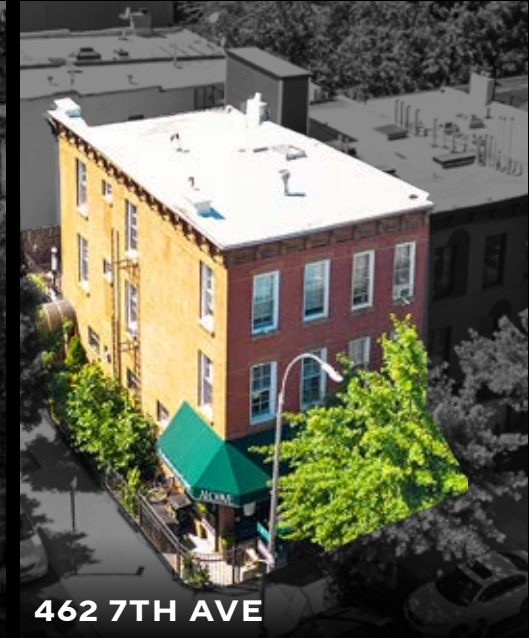
600 VANDERBILT AVE



602 VANDERBILT AVE



615 VANDERBILT AVE



462 7TH AVE

ARETZ PACKAGE

8 BUILDINGS IN BROOKLYN FOR SALE

CLINTON HILL | GREENPOINT | PROSPECT HEIGHTS | PARK SLOPE

IPRG

123 SMITH STREET, BROOKLYN, NY 00000

IPRG

EXCLUSIVE PROPERTY FOR SALE

ARETZ PACKAGE

8 BUILDINGS FOR SALE

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**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS**

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www.iprg.com

THE COMPLETE PACKAGE.

8 PRIME ASSETS.

**1 POWERFUL
OPPORTUNITY**

**29,608 SF free-market mixed-use, tax-
class-protected** portfolio of 8 buildings
(19 apartments + 8 stores) in core Brooklyn
corridors (Clinton Hill / Greenpoint /
Prospect Heights / Park Slope) with **\$2.1M
NOI at 5.69% cap**

A RARE BROOKLYN PORTFOLIO
SCALE. LOCATION. STABILITY.

IPRG



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INVESTMENT PRICING

858 FULTON STREET



858 FULTON STREET, BROOKLYN, NY 11238

CORNER, MIXED-USE PROPERTY **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
2nd Floor	3 Bedrooms / 1.5 Bathrooms	\$5,500	6/30/2027
3rd Floor	3 Bedrooms / 1.5 Bathrooms	\$5,500	6/30/2027
Retail/ Cloudz Corp.	Ground Floor Retail	\$25,000	10/21/2035
Storage		\$-	4/28/2026
	MONTHLY:	\$36,000	
	ANNUALLY:	\$432,000	

BUILDING INFORMATION

BLOCK & LOT:	02010-0035
NEIGHBORHOOD:	Clinton Hill
CROSS STREETS:	Clinton Avenue & Vanderbilt Avenue
BUILDING DIMENSIONS:	20 ft x 45 ft
LOT DIMENSIONS:	18 ft x 74.75 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	4,695 SF
ZONING:	R7A, C2-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	Class 1 : \$9,516



858 FULTON STREET, BROOKLYN, NY 11238

CORNER, MIXED-USE PROPERTY **FOR SALE**

PROPERTY PHOTOS



IPRG

INVESTMENT PRICING

1059 FULTON STREET



1059 FULTON STREET, BROOKLYN, NY 11238

MIXED-USE PROPERTY **FOR SALE**

INCOME & EXPENSES

MIXED-USE PROPERTY FOR SALE	TYPE	CURRENT	LEASE EXPIRATION
2nd Floor	3 Bedrooms / 2 Bathrooms	\$5,050	04/40/2028
3rd Floor	3 Bedrooms / 2 Bathrooms	\$5,100	4/30/2027
Vacant	Vacant Ground Floor Retail	\$8,000	Vacant/On Market
	MONTHLY:	\$18,150	
	ANNUALLY:	\$217,800	

BUILDING INFORMATION

BLOCK & LOT:	01993-0010
NEIGHBORHOOD:	Clinton Hill
CROSS STREETS:	Fulton Street & Putnam Avenue
BUILDING DIMENSIONS:	17.33 ft x 60 ft
LOT DIMENSIONS:	17.33 ft x 113.67 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	3,120 SF
ZONING:	R6A
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	Class 1 / \$8,105



1059 FULTON STREET, BROOKLYN, NY 11238

MIXED-USE PROPERTY **FOR SALE**

PROPERTY PHOTOS



1059 FULTON STREET, BROOKLYN, NY 11238

MIXED-USE PROPERTY **FOR SALE**

INTERIOR PHOTOS



IPRG

PROPERTY INFORMATION

673 MANHATTAN AVENUE



673 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY FOR SALE

INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
2nd Floor	3 Bedroom, 2 Bathroom/ Large Roof Deck	\$7,000	5/31/2027
3rd Floor	3 Bedroom, 3 Bathroom	\$6,000	5/31/2027
Botanicus	Ground Floor Retail	\$16,000	2/28/2040
MONTHLY:		\$29,000	
ANNUALLY:		\$348,000	

BUILDING INFORMATION

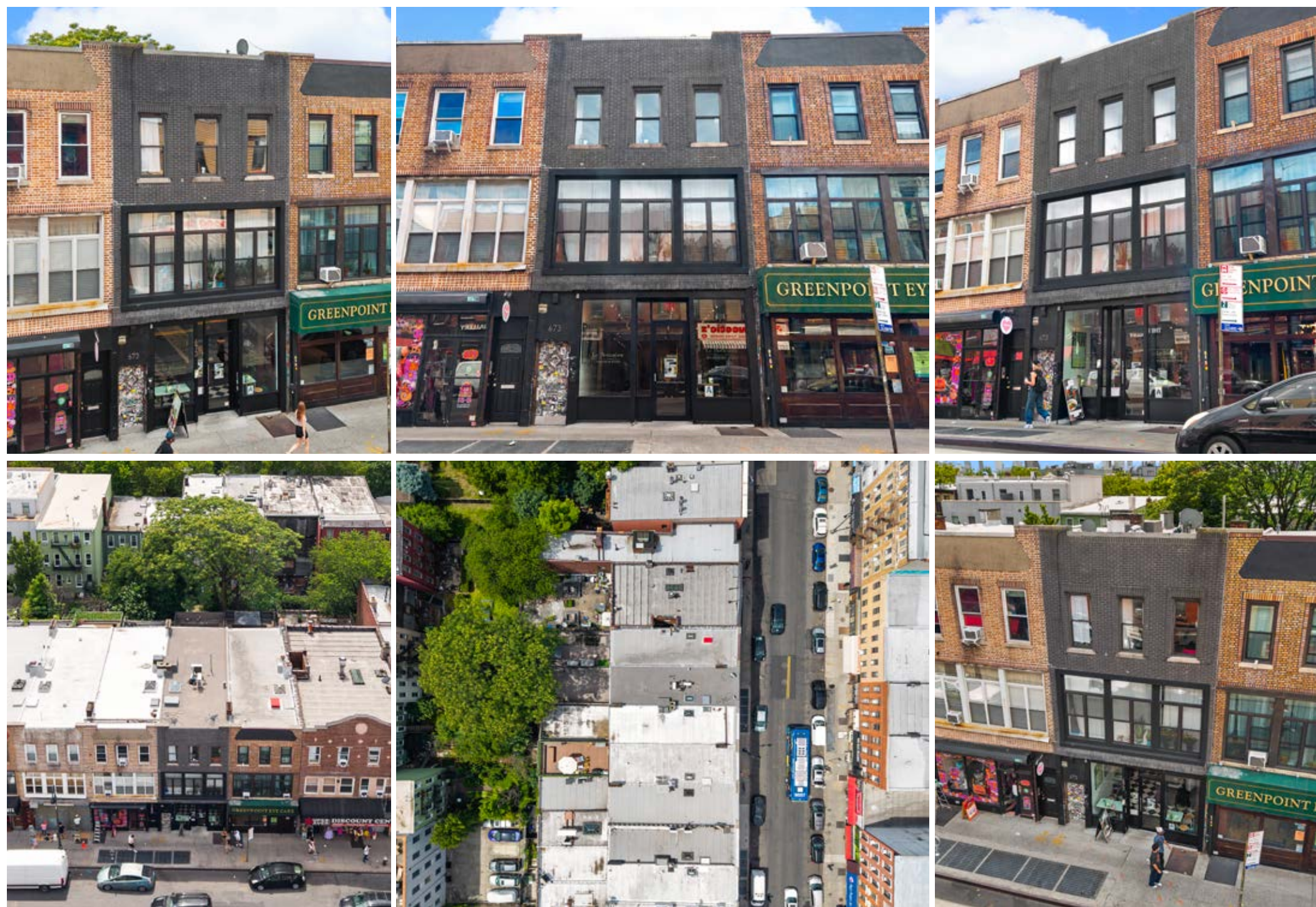
BLOCK & LOT:	02645-0018
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Norman Avenue & Nassau Avenue
BUILDING DIMENSIONS:	18.67 ft x 60 ft
LOT DIMENSIONS:	18.67 ft x 100 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	3,360 SF
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	Class 1 / \$7,166



673 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY FOR SALE

PROPERTY PHOTOS



673 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY **FOR SALE**

INTERIOR PHOTOS



IPRG

PROPERTY INFORMATION

654 MANHATTAN AVENUE



654 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
2A	1 Bedrooms / 1 Bathroom	\$4,600	5/31/2027
2B	1 Bedrooms / 1 Bathroom	\$4,300	5/31/2027
3A	1 Bedrooms / 1 Bathroom	\$4,700	6/30/2027
3B	1 Bedrooms / 1 Bathroom	\$4,000	3/31/2027
Retail	Ground Floor Retail/ Vacant	\$18,000	Vacant
MONTHLY:		\$35,600	
ANNUALLY:		\$427,200	

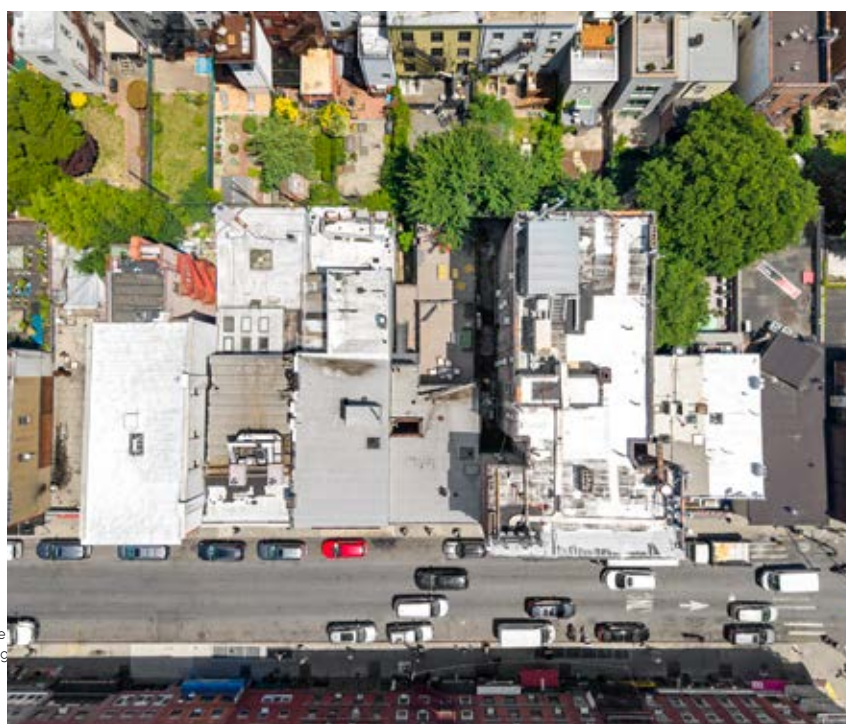
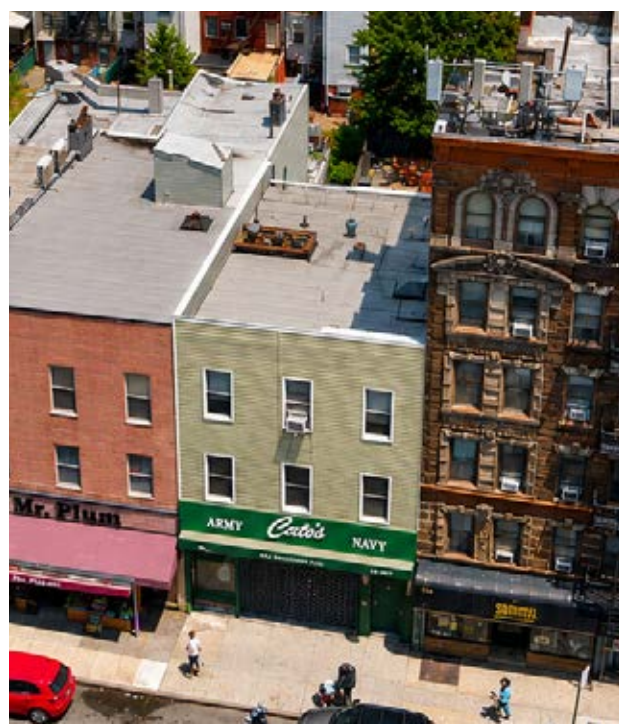
BUILDING INFORMATION

BLOCK & LOT:	02647-0044
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Norman Avenue & Nassau Avenue
BUILDING DIMENSIONS:	25 ft x 42 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	4 Apts & 1 Store
APPROX. TOTAL SF:	4,563 SF
ZONING:	R6A, C2-4
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	Class 2A / \$28,489



654 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY FOR SALE



654 MANHATTAN AVENUE, BROOKLYN, NY 11222

MIXED-USE PROPERTY **FOR SALE**

INTERIOR PHOTOS



IPRG

PROPERTY INFORMATION

600 VANDERBILT AVENUE



600 VANDERBILT AVENUE, BROOKLYN, NY 11238

MIXED-USE PROPERTY **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
2nd Floor	2 Bedrooms / 1 Bathroom	\$4,400	5/31/2027
3rd Floor	2 Bedrooms / 1 Bathroom	\$4,700	3/3/2027
Retail/ R&D Goods	Ground Floor Retail	\$9,567	1/31/2032
	MONTHLY:	\$18,667	
	ANNUALLY:	\$224,002	

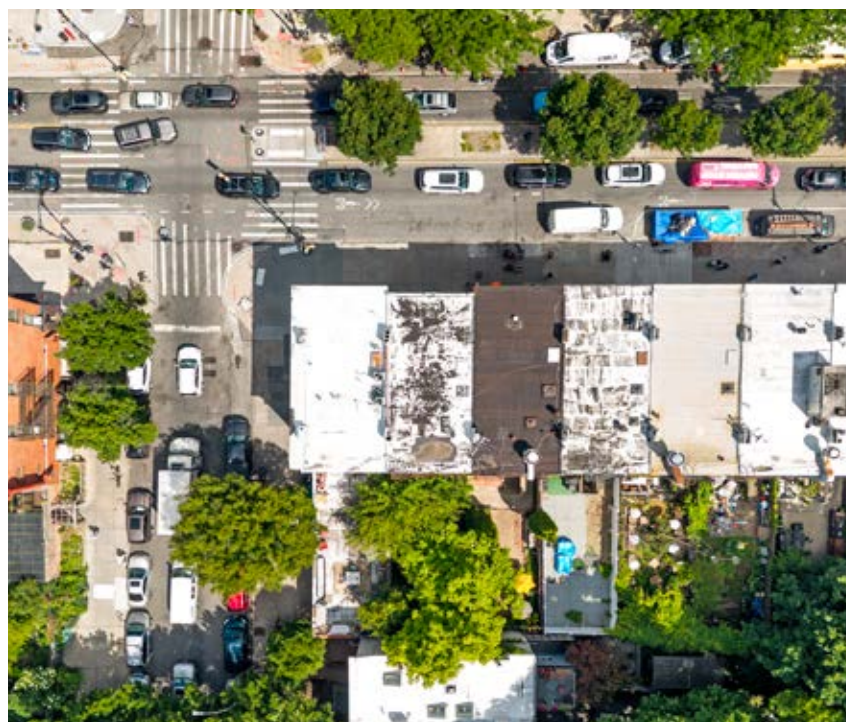
BUILDING INFORMATION

BLOCK & LOT:	01151-0045
NEIGHBORHOOD:	Prospect Heights
CROSS STREETS:	St Marks Avenue & Prospect Place
BUILDING DIMENSIONS:	20 ft x 45 ft
LOT DIMENSIONS:	20 ft x 95 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	2,700 SF
ZONING:	R7A, C1-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	Class 1 / \$8,413



600 VANDERBILT AVENUE, BROOKLYN, NY 11238

MIXED-USE PROPERTY FOR SALE



600 VANDERBILT AVENUE, BROOKLYN, NY 11238

MIXED-USE PROPERTY **FOR SALE**

INTERIOR PHOTOS



IPRG

PROPERTY INFORMATION

602 VANDERBILT AVENUE



602 VANDERBILT AVENUE, BROOKLYN, NY 11238

MIXED-USE PROPERTY **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
2nd Floor	2 Bedrooms, 1 Bathroom	\$4,500	9/30/2027
3rd Floor	2 Bedrooms, 1 Bathroom	\$4,500	3/31/2027
Retail/ Rad Counter	Ground Floor Retail	\$9,567	7/31/2032
	MONTHLY:	\$18,567	
	ANNUALLY:	\$222,802	

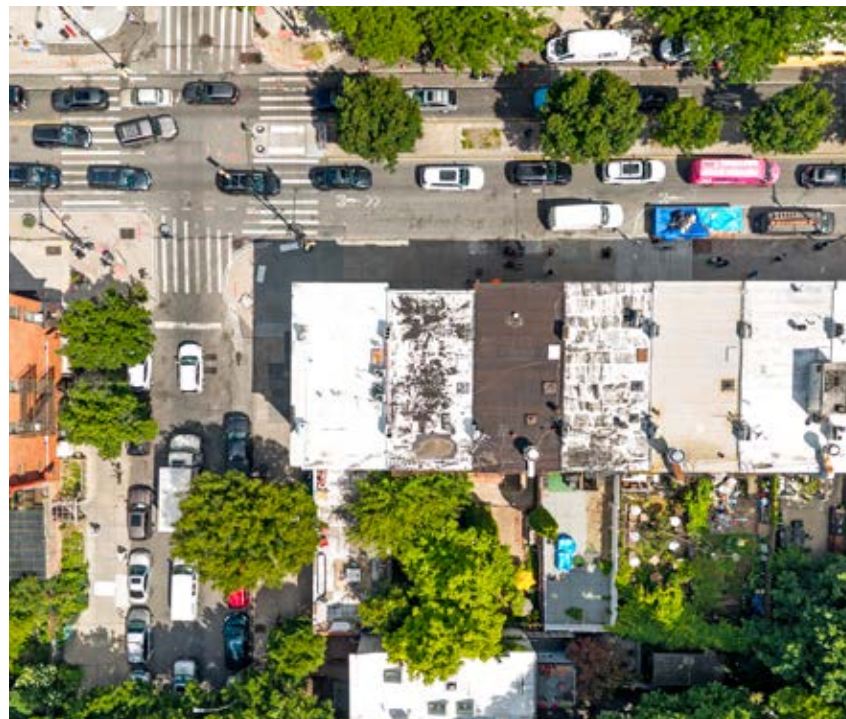
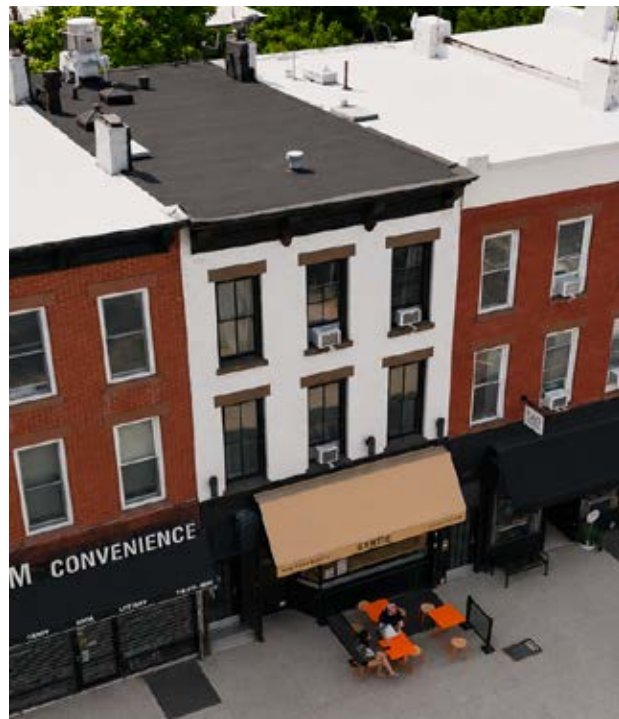
BUILDING INFORMATION

BLOCK & LOT:	01151-0046
NEIGHBORHOOD:	Prospect Heights
CROSS STREETS:	St Marks Avenue & Prospect Place
BUILDING DIMENSIONS:	20 ft x 45 ft
LOT DIMENSIONS:	20 ft x 95 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	2,700 SF
ZONING:	R7A, C1-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	Class 1 / \$6,295



602 VANDERBILT AVENUE, BROOKLYN, NY 11238

MIXED-USE PROPERTY FOR SALE



IPRG

PROPERTY INFORMATION

615 VANDERBILT AVENUE



615 VANDERBILT AVENUE, BROOKLYN, NY 11238

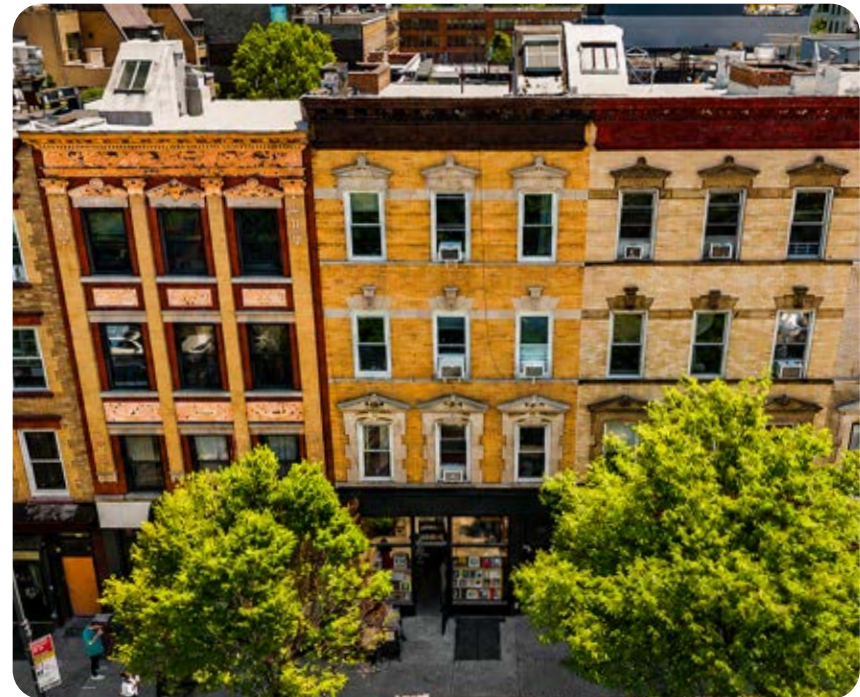
MIXED-USE PROPERTY FOR SALE

INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
Apt. 2	3 Bedrooms, 1 Bathroom	\$4,800	5/31/2026
Apt. 3	3 Bedrooms, 1 Bathroom	\$4,700	4/30/2027
Apt. 4	3 Bedrooms, 1 Bathroom	\$5,000	5/31/2026
Retail	Ground Floor Retail	\$9,224	5/31/2031
MONTHLY:		\$23,724	
ANNUALLY:		\$284,692	

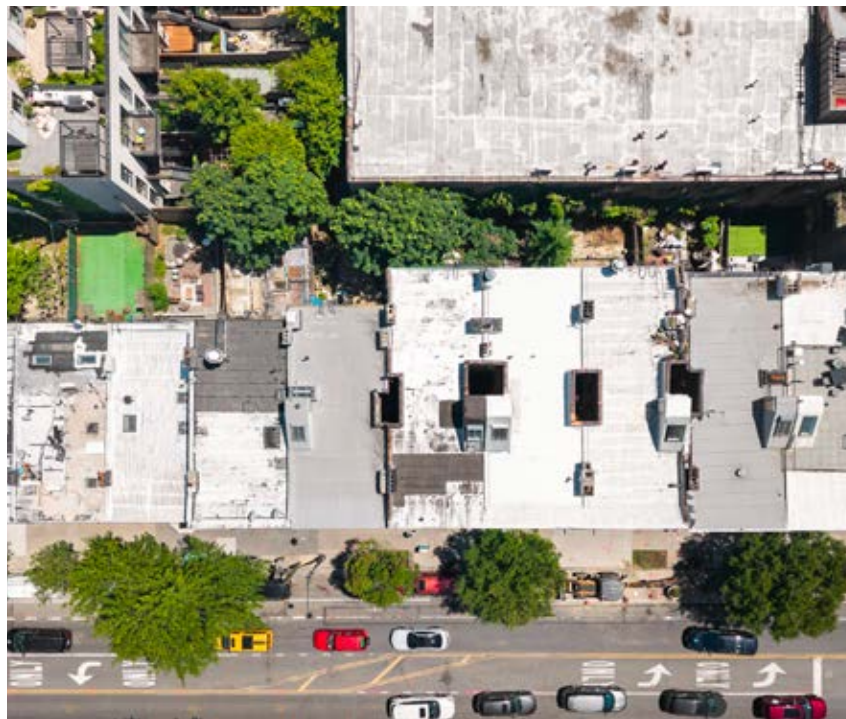
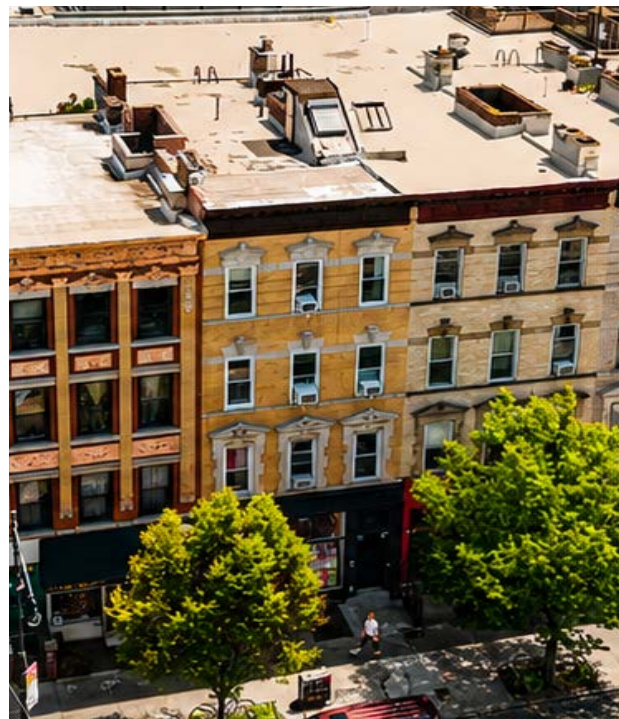
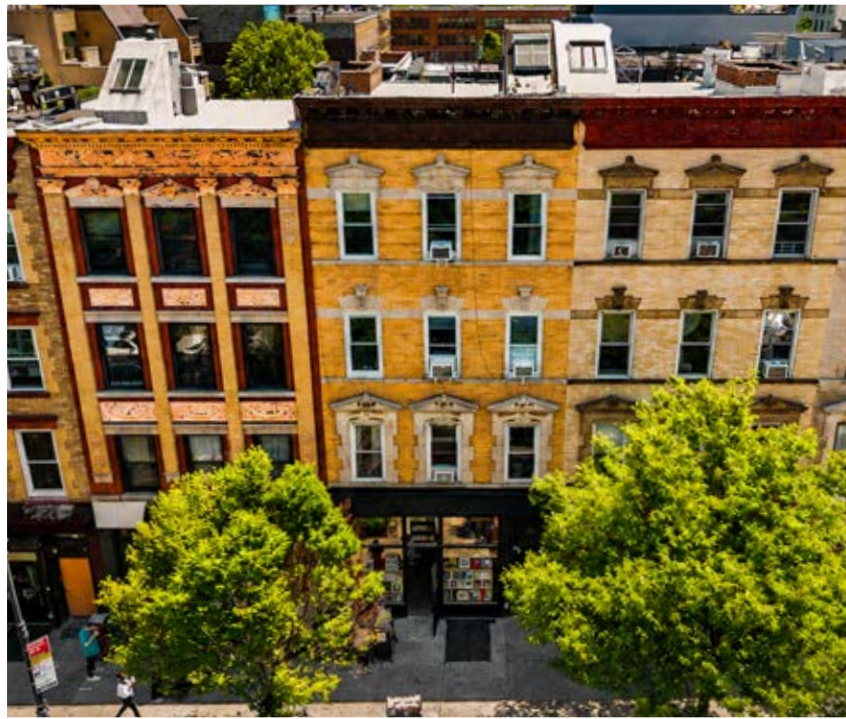
BUILDING INFORMATION

BLOCK & LOT:	01145-0006
NEIGHBORHOOD:	Prospect Heights
CROSS STREETS:	Bergen Street & St Marks Avenue
BUILDING DIMENSIONS:	20 ft x 60 ft
LOT DIMENSIONS:	20 ft x 80 ft
# OF UNITS:	3 Apts & 1 Store
APPROX. TOTAL SF:	4,150 SF
ZONING:	R7A, C1-4
FAR:	4.0
TAX CLASS / ANNUAL TAXES:	Class 2A / \$13,979



615 VANDERBILT AVENUE, BROOKLYN, NY 11238

MIXED-USE PROPERTY FOR SALE



615 VANDERBILT AVENUE, BROOKLYN, NY 11238

MIXED-USE PROPERTY **FOR SALE**

INTERIOR PHOTOS



IPRG

PROPERTY INFORMATION

462 7TH AVENUE



462 7TH AVENUE, BROOKLYN, NY 11215

CORNER, MIXED-USE PROPERTY **FOR SALE**

INCOME & EXPENSES

UNIT	TYPE	CURRENT	LEASE EXPIRATION
Apt. 2	3 Bedrooms, 2 Bathroom	\$5,900	4/4/2027
Apt. 3	3 Bedrooms, 2 Bathroom	\$5,800	7/14/2026
Parking	Tenant Occupied	\$400	3/31/2027
Retail/ Perch 7th	Ground Floor Retail	\$8,652	12/25/2036
MONTHLY:		\$20,752	
ANNUALLY:		\$249,024	

BUILDING INFORMATION

BLOCK & LOT:	01049-0052
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	15th Street & 16th Street
BUILDING DIMENSIONS:	24 ft x 45 ft
LOT DIMENSIONS:	24 ft x 62 ft
# OF UNITS:	2 Apts & 1 Store
APPROX. TOTAL SF:	4,320 SF
ZONING:	R6A
FAR:	3.0
TAX CLASS / ANNUAL TAXES:	Class 1 / \$8,591



462 7TH AVENUE, BROOKLYN, NY 11215

CORNER, MIXED-USE PROPERTY FOR SALE

INTERIOR PHOTOS



ARETZ PACKAGE

8 BUILDINGS FOR SALE

INCOME & EXPENSES

MONTHLY

\$200,460

Total Portfolio

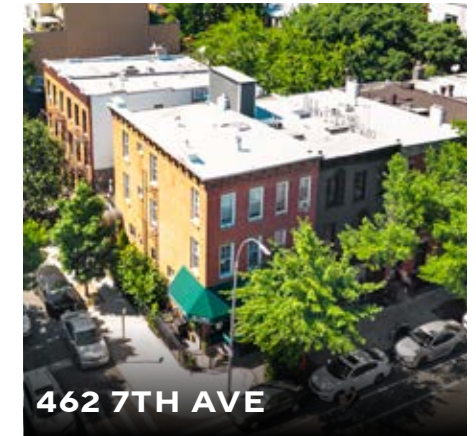
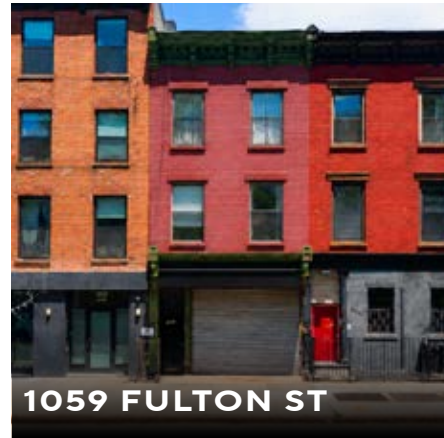
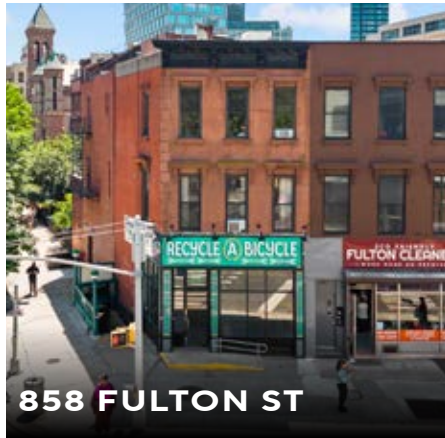
ANNUALLY

\$2,405,520

Total Portfolio

	CURRENT
GROSS OPERATING INCOME:	\$ 2,405,520
VACANCY/COLLECTION LOSS (2%):	\$ (48,110)
EFFECTIVE GROSS INCOME:	\$ 2,357,409
REAL ESTATE TAXES (2A):	\$ (77,770)
HEAT:	\$ (22,000)
WATER AND SEWER:	\$ (15,989)
INSURANCE:	\$ (54,104)
COMMON AREA ELECTRIC:	\$ (7,200)
REPAIRS & MAINTENANCE:	\$ (11,500)
MANAGEMENT (3%):	\$ (70,722)
TOTAL EXPENSES:	\$ (259,285)
NET OPERATING INCOME:	\$ 2,098,124

ARETZ PACKAGE



OFFERING PRICE

\$36,889,999

INVESTMENT HIGHLIGHTS

19 Apts & 8 Stores
of Units

29,608
Approx. SF

5.69%
Current Cap Rate

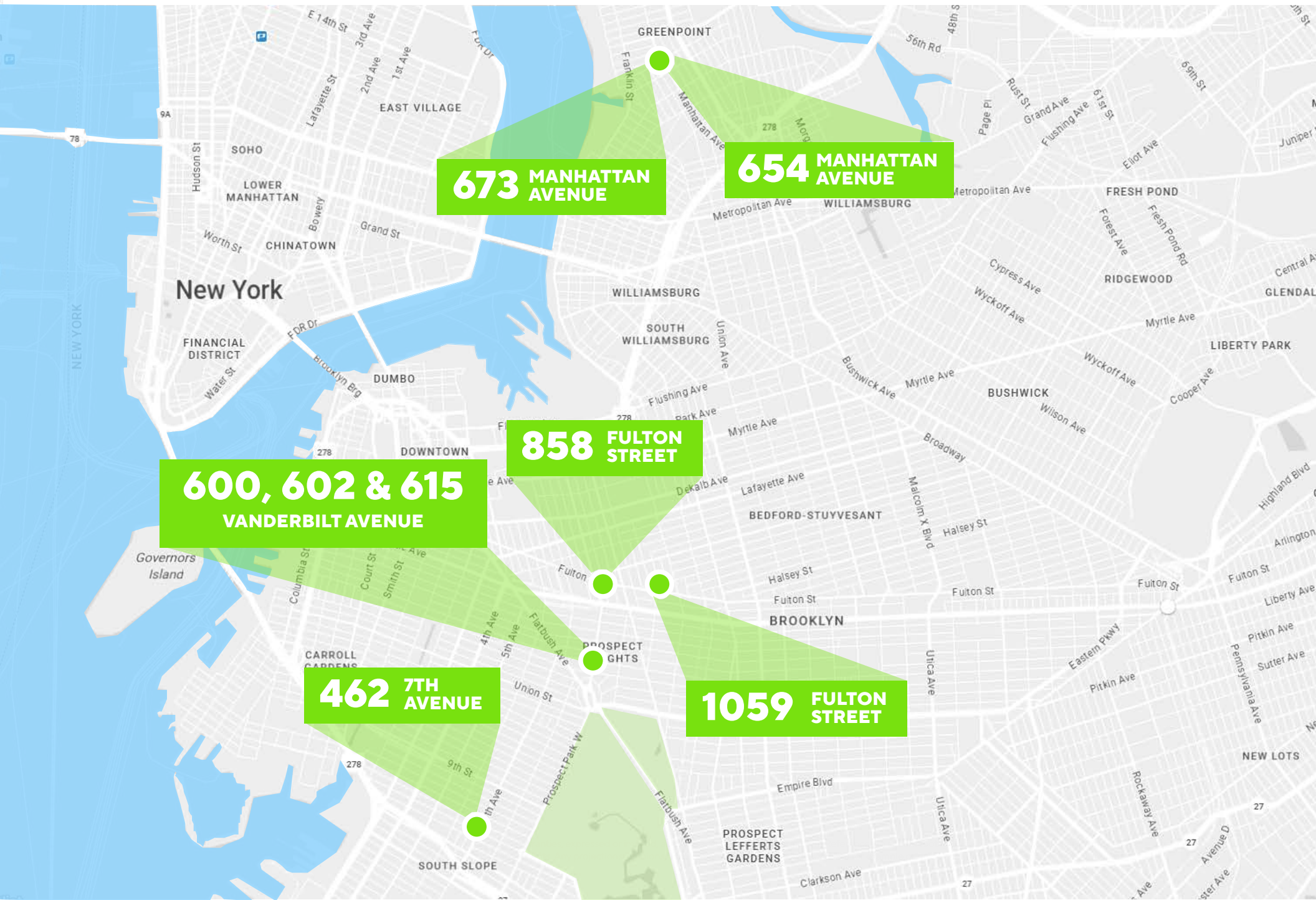
\$1,366,667
Price/Unit

\$1,246
Price/SF

ARETZ PACKAGE

8 BUILDINGS FOR SALE

PORTFOLIO MAP





FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

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