



LichtensteinRE



LICHTENSTEINRE BEAUTIFUL CORNER PROPERTIES FOR SALE:

78 UNITS IN 2 MIXED-USE BUILDINGS ON ENTIRE BLOCK FRONT
2249 E 21st Street, & 2113 Avenue V
Sheepshead Bay Section of Brooklyn, New York 11229



LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



FOR SALE:

Entire Block-front Two Prime Corners Elevator Multi-Family Buildings in Brooklyn, NY 11229

Exceptional Turnkey Investment Opportunities in Sheepshead Bay

Two Contiguous Fully Occupied Corner Elevator Buildings

78 Units Total, consisting of

76 Apartments + 2 Commercial (Retail Grocery + Commercial Daycare)

**Addresses: 2249 East 21st Street & 2113 Avenue V, Sheepshead
Bay (Brooklyn, NY 11229)**

Combined Asking Price: \$15,000,000

7.14% to 8.8% Cap Rate &

9.8% to 16.5% Actual & Projected COCROI

Investment Highlights (Combined):

- **Building Size: 92,400 SF** (46,200 SF + 46,200 SF).
- **Residential Units: 76** (29 + 47) **All rent-stabilized** per OM rent rolls.
- **Commercial Units: 2** — **Grocery (±500 SF) + Daycare (±3,000 SF).**
- **Gross Potential/Actual Income (as shown): \$1,786,025.16** (\$1,080,229.56 + \$705,795.60).
- **Operating Expenses: \$715,416.73** (\$381,282.39 + \$334,134.34).
- **Combined NOI: \$1,070,608.43** (\$698,947.17 + \$371,661.26)
- **Cap Rate at Ask: ~7.14%** (NOI ÷ \$15M).
- **BOV Broker Research Value: \$31,850,698** (\$17,684,706 + \$14,165,992)

Future Buyer's Possible Projected Pro-Forma Value Add-on Income Potential

- **Gross Potential Pro-Forma: \$2,080,514** (\$1,818,656 + \$231,858 + \$30,000)
- **Operating Expenses: \$760,754.30** (\$408,788.77 + \$351,965.53).
- **Combined NOI: \$1,319,759.70**
- **Cap Rate at Ask: ~8.8%** (NOI ÷ \$15M)
- **Approx. Pricing Metrics: ~\$162/SF** (= \$15M ÷ 92,400 SF) and **~\$197,368k per apartment** (= \$15M ÷ 76 apts).
- **Configuration / Layout (Combined):**
- **60 × 1BR (3 rooms) & 16 × 2BR (4 rooms) ⇒ Total rooms: 244** (92 + 152).

Property Notes (per OMs): Recently upgraded, fully occupied, elevator buildings at prominent corners in Sheepshead Bay with strong local rental demand.

Market Support – Brooklyn Multifamily (Sheepshead Bay, Elevator Portfolio)

Offering Snapshot (Combined): 76 apts + 2 retail | **NOI** ≈ \$1.071M | **Ask \$15M** ⇒ ~7% cap, ~\$162/SF, ~\$197k/unit (fully occupied, stabilized, elevator/corner assets in Sheepshead Bay).

Borough Benchmarks (Public, third-party):

- **Matthews (2024 Year-End, Brooklyn Multifamily):** Avg cap rate 6.72%, avg \$442/SF, avg \$355,965/unit, 195 transactions, \$972M volume.
https://www.matthews.com/2024-year-end-summary-brooklyn-multifamily/?utm_source=chatgpt.com
- **Ariel Property Advisors (2024 Brooklyn):** Avg cap rate 6.63%; avg \$/SF rose from \$374 ('23) to \$391 ('24); 2024 activity skewed to free-market assets.
<https://arielpa.com/report/report-APA-Brooklyn-mid2025-Sales-Report>

Positioning vs. Benchmarks:

- Our ~7.0% cap is **lower** than the ~6.63–6.72% borough average, consistent with **fully occupied, elevator, corner** assets and Sheepshead Bay's durable renter demand.
- Our ~\$162/SF pricing is ~65% **below** the 2024 borough-wide average \$442/SF, reflecting asset profile (stabilized, rent-regulated mix) and submarket specificity—an attractive basis relative to citywide prints.
- Our ~\$197k/unit ask sits ~45% **below** the 2024 borough average ~\$356k/unit, supporting value on a per-door basis.

Internal Dataset (PropertyShark.com search of comparable sales):

- **Roll-up (mixed-use/multifamily, 2024):** Median ~\$330/SF across 17 broadly comparable Brooklyn sales (internal worksheet).
- **Implied Cross-Check:** 92,400 SF × \$330/SF ≈ \$30.49M, indicating upside vs. our combined \$15M ask on a borough-wide PSF basis.

Takeaway:

At ~7.0% cap and ~\$162/SF, this two-corner, elevator **block-front** portfolio is **priced below borough PSF while offering stabilized, fully occupied cash flow**—a compelling basis relative to 2024 Brooklyn multifamily benchmarks.

92,400 Square Footage Combined

X \$330 PSF sales value of 17 mixed-use apartment buildings sold in 2024

= \$30,492,000 Value based on PSF comparable sales

Both buildings offer:

- Reliable cash flow
- Strong rental demand
- Recent upgrades
- Located in a vibrant and accessible Brooklyn neighborhood
- Ideal for investors seeking stabilized, high-retention multifamily assets in a thriving submarket.

Schedule a Tour or Submit an Offer

Let's strategize together on acquiring one or both solid Brooklyn investments.

Contact Andrew Lichtenstein

Phone: 917-365-1800, 800-242-9888

Email: AL@LichtensteinRE.com

ANDREW LICHTENSTEIN, INC. (Licensed Real Estate Broker) Commercial Real Estate Sales and Mortgage Financing

All information furnished are from sources deemed reliable, but no representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, terms, rate, prior rental, sale, lease, financing, withdrawal or other conditions all without notice.

Future Buyer's Possible Projected Pro-Forma Value Add-on Income Potential

Daycare Expansion

Plan	Enclosed part of playground to create 2,500 SF (basement + 1st floor)
Cost (CapEx)	\$700,000
Lease Structure	NNN (tenant covers expenses; rent ~ NOI)
Projected Rent	\$60/SF/year
Incremental NOI	\$150,000/year
Cash-on-Cash ROI	~22%
Payback Period	~4.7 years
Tenant Term Remaining	~16 years

Laundry- Vendor Operated

Plan	Third-party operated laundry in lobby (2113 Ave V) & basement (2249 E 21st)
Cost (CapEx)	\$0 (operator-funded)
Incremental NOI	\$10,800/year

Rooftop Cellular Leases

Plan	License roof space for 1 carrier per building (2 total)
Monthly Rent per Building	\$2,500
Cost (CapEx)	\$40,000
Incremental NOI	\$57,000/year
Cash-on-Cash ROI	~142%
Payback Period	~0.7 years

Basement Ancillaries- Bike Room

Plan	20 slots, 80% occ, \$10/month
Incremental NOI	\$1,824/year
Cost (CapEx)	\$1,500
Cash-on-Cash ROI	~122%

Basement Ancillaries- Storage Cages

Plan	Install 30 cages, 90% occ., 90% occ, \$30/month
Incremental NOI	\$9,234/year
Cost (CapEx)	\$12,000
Cash-on-Cash ROI	~77%
Payback Period	~1.3 years

Super's 2 Bedroom Unit

Plan	Rent Unit and employ a Visiting Super \$500/month
Monthly Rent	\$2,500/month
Incremental NOI	\$24,000/year
Cost (CapEx)	\$0
Payback Period	~1.3 years

Pro-Forma Impact Totals (Base Case)

Daycare Expansion	\$150,000
Laundry (Vendor)	\$10,800
Rooftop Cellular	\$57,000
Storage Cages	\$9,234
Bike Room	\$1,824
Super's Unit (Rented)	\$24,000/year
Total Incremental NOI	\$252,858/year
Base NOI	\$1,070,608
New Pro-Forma NOI	\$1,323,466/year

Implied Cap Rates (Base Case)

As-Is at \$15M	~7.14%
Pro-Forma at \$15M	~8.8%

analysis

FINANCIAL ANALYSIS



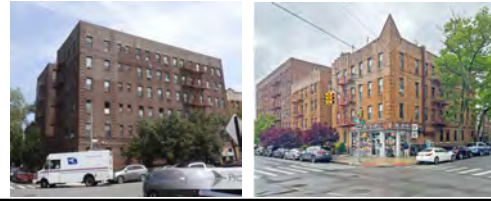


ANDREW LICHTENSTEIN, INC.
 (Licensed Real Estate Broker) The One Stop Real Estate Shop
 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
 5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



78 Units | Entire Block Front | 2 Corner Brooklyn Elevator Buildings 7% to 8.8% Cap Rate & 9.8% to 16.5% Now & Projected ROI

FOR SALE:	↑ SUBMIT ALL OFFERS!!!	\$15,000,000	REDUCED FROM \$18,500,000 CASH
7.14% Cap Rate		Proforma Cap Rate:	8.8%
10.05%	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation Tax Deduction Benefits	11.71%	
9.84%	Immediate Proforma Cash on Cash ROI	16.48%	
14.49%	True Initial Cash On Cash Return on Equity Investment Net Income PLUS Principal Reduction	21.13%	
26.13%	True Initial Cash On Cash Return on Equity Investment Net Income PLUS Principal Reduction PLUS Depreciation Tax Deduction Benefits	32.77%	
8.40	= GRM Gross Income Multiplier	Proforma GRM:	7.21
\$162	= Price Per Square Foot		
\$197,368	= Price Per Unit		



Subject Property Addresses Being Sold, Locations and Descriptions		
Property Address:	2249 E 21 Street	2113 Avenue V
City, State, Zipcode:	Brooklyn, NY 11229	Brooklyn, NY 11229
Block & Lot #	Block: 7354 Lot: 42	Block: 7354 Lot: 36

Opportunity Zone:	No	No
--------------------------	----	----

DESCRIPTION: Exceptional Turnkey Investment Opportunities in Sheepshead Bay
 Entire Block-front 2 Prime Corners 78-Unit Elevator Multi-Family Buildings consisting of 76 Apartments + 2 Retail Commercial units in a 2-contiguous Building Portfolio. 2249 E 21st Street has 47 rent-stabilized residential units and a 3,000-square-foot daycare facility. 2113 Avenue V has 29 rent-stabilized residential units and a 500-square-foot deli. The buildings were recently upgraded, are fully occupied, and well-maintained. The buildings offer stable income in a sought-after location, have high tenant retention, and strong rental demand. The area provides easy access to public transportation, local amenities, and major thoroughfares.

Property and Land Lot Size, Square Footage, Zoning, etc.		2249 E 21st Street	2113 Avenue V
Year Built:		1939	1932
Zoning District:		R4	R4
E-Designation: None Historic District: None Landmark: None			
Building Class:		Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)
Width Building Built:		100	100
Depth Building Built:		85	85
Square Footage of Building's Base Dimensions:		8,500	8,500
Width Frontage Lot Land:		100	100
Depth Deep Lot Land:		90	100
Square Footage of Land's Lot Size:		9,000	10,000
Maximum Potential Buildable Usable Rentable Floor Area Square Feet including buildable FAR Air Rights	14,438	7,500	6,938
UNUSED BUILDABLE ADDITIONAL SQUARE FOOTAGE (Or SF Over FAR)	-77,962	-38,700	-39,262
TOTAL EXISTING USABLE BUILDING SQUARE FOOTAGE NOW:	92,400	46,200	46,200
Daycare & Deli	2	1	1
			19,000
			14,438
			-77,962
			92,400
			2

Layout of Apartment Units and Estimated Comparable Rentals of Different Unit Sizes:						
# of Each	APARTMENT LAYOUTS:	Rooms	Baths	2249 E 21st Street	2113 Avenue V	Total # of Rooms
60	1 Bedroom 1 Bathroom	3.0	1.00	36.00	24.00	180
16	2 Bedroom 1 Bathroom	4.0	1.00	11.00	5.00	64
76	TOTAL NUMBER OF APARTMENTS			47.00	29.00	244
244	TOTAL NUMBER OF ROOMS			152.00	92.00	244.00
Layout Summary: (60/1 Bedrooms), (16/2 Bedrooms)						
0	# of Rent Controlled Apartments	0%	% of Total			
76	# of Rent Stabilized Apartments*	100%	% of Total			
0	# of Free Market Rent Decontrolled Destabilized Apartments ???	0%	% of Total			

Financial Overview							A	B
Income:							CURRENT PROJECTED TOTAL	Long Term Future Buyer's Possible Projected Pro-Forma Value Add-on Income Potential
				2249 E 21st Street	2113 Avenue V	COMBINED		
			# of Units	Occupancy Rate				
76	TOTAL NUMBER OF APARTMENTS				47	29	76	76
2	TOTAL NUMBER OF COMMERCIAL/RETAIL				1	1	2	2
78	TOTAL NUMBER OF ALL SOURCES		100%		48	30	78	78
	RESIDENTIAL INCOME PROJECTED :		76		\$973,731	\$657,796	\$1,631,526	\$1,664,157
	SUPER'S 2 BR UNIT INCOME PROJECTED (E 21 ST)	Replace with Visiting Super			\$0	\$0	\$0	\$30,000
	FUTURE RESIDENTIAL INCOME PROJECTED				\$973,731	\$657,796	\$1,631,526	\$1,694,157
	Average Rent Per Month Per Apartment: Estimated				\$1,726	\$1,890	\$1,789	\$1,825
	Residential Rent Per Square Foot Per Year	Total Residential Square Footage:	88,900		\$21.08	\$33.76	\$18.35	\$18.72
			Square Feet					
# of Units								
1	Daycare	1st & 2nd Floor	3,000		\$106,499	\$0	\$106,499	\$256,499
1	Deli	Ground Floor	500		\$0	\$48,000	\$48,000	\$48,000
	Laundry (Coin based)				\$5,400	\$5,400	\$0	\$10,800
	Bike Rack Room (20 Racks at \$10/rack/month)	Basement			\$1,186	\$638	\$0	\$1,824
	Storage Room (30 Cages at \$20/cage/month)	Basement			\$6,156	\$3,078	\$0	\$9,234
	2 Rooftop Cellular Leases (at \$2,500 each/month)	Roof			\$30,000	\$30,000	\$0	\$60,000
2	TOTAL COMMERCIAL/RETAIL GROSS ANNUAL RENTAL INCOME:		3,500		\$106,499	\$48,000	\$154,499	\$386,357
	TOTAL GROSS ANNUAL RENTAL INCOME ACTUAL & PROJECTED ALL SOURCES:				\$1,080,230	\$705,796	\$1,786,025	\$2,080,514
	EXPENSES: (Estimated Ordinary Operating Expenses)				2249 E 21st Street	2113 Avenue V	COMBINED	PROJECTED COMBINED
	Expenses: (As Per Seller) PROJECTED							
	Real Estate Taxes:				\$164,372	\$128,880	\$293,252	\$329,589
	Water & Sewer				\$79,724	\$67,154	\$146,878	\$146,878
	Insurance:				\$43,585	\$38,799	\$82,384	\$82,384
	Heating Fuel: *(Gas)				\$58,641	\$58,312	\$116,953	\$116,953
	Utilities: CAM				\$16,713	\$14,930	\$31,643	\$31,643
	Labor Payroll: Super	Visiting Super	\$500	Per month	\$0	\$0	\$0	\$6,000
	Repair & Maintenance:				\$12,144	\$17,860	\$30,004	\$33,004
	Exterminating Service				\$1,764	\$1,900	\$3,664	\$3,664
	Elevator Service:				\$4,340	\$6,299	\$10,639	\$10,639
	Management Fee (Self Managed)		0%		\$0	\$0	\$0	\$0
	TOTAL ORDINARY OPERATING EXPENSES: (Estimated)				\$381,283	\$334,134	\$715,417	\$760,754
	Expenses Per Unit Per Year				(\$5,017)	(\$4,397)	(\$9,413)	(\$10,010)
	Expenses Per Square Foot Per Year				\$8.25	\$7.23	\$7.74	\$8.23
	Expenses As Percentage of EGI				35%	47%	40%	37%
NOI BDS:	NET INCOME Before Debt Service Annually: NOI BDS (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)				\$698,947	\$371,662	\$1,070,608	\$1,319,760

A)	PRICING METRICS	2249 E 21st Street	2113 Avenue V	COMBINED	FUTURE COMBINED
	PRICE Seller will Accept All Cash	\$9,230,000	\$5,770,000	\$15,000,000	\$15,000,000
A)	A) Cap Rate: (All Cash Purchase Cash On Cash Return On Investment Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)			7.14%	8.80%
	GRM = Gross Rent Multiplier	8.54	8.18	8.40	9.01
	Price Per Unit	\$196,383	\$198,966	\$197,368	\$197,368
	Price Per Square Foot	\$200	\$125	\$162	\$162
B)	B) True Value To Efficient Hands On Self Managed Buyers, but All Lenders, Appraisers will not value it based on the following:				
NOI BDS:	NET INCOME Before Debt Service Annually: NOI BDS (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)	\$698,947	\$371,662	\$1,070,608	\$1,319,760
	B) Add Back Vacancy, Collection, TILC, Replacement Reserves & Management Fee			\$0	\$0
	B) NET INCOME CURRENT PROJECTED (Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)			\$1,070,608	\$1,319,760
	B) Cap Rate All Cash Purchase; Cash On Cash Return On Investment (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc.)			7.14%	8.80%
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value			\$436,364	\$436,364
	Total Initial Return NOIADS Plus Depreciation Tax Deductions			\$1,506,972	\$1,756,123
B2) ROE w/Deprec:	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Depreciation Tax Deduction Benefits: (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)			10.05%	11.71%

D2)	POSSIBLE NEW FINANCING: (Subject to lender approval & closing.)							
	Optional Possible PRE-APPROVED FINANCING offered via 1% MORTGAGE BROKER FEE to ANDREW LICHTENSTEIN, INC. at closing.							
	5 Year US Treasury Index Yield (SWAP)	3.55%	As of Date: 10/25/2025 subject to change until rate locked.					
	Spread of 1.17% to 1.5%	1.17%						
	FIXED INTEREST RATE:	4.72%						YEAR 2+ AMORTIZING
	Amortization Schedule in Years	30						B
	First Mortgage Offer Proposed by Lender of Mortgage Broker Andrew Lichtenstein, Inc.					\$11,250,000	\$11,250,000	
	Loan to Purchase Price				2249 E 21 Street	2113 Avenue V	75%	75%
NOI BDS:	NET INCOME Before Debt Service Annually: NOI BDS <small>(Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)</small>				\$698,947	\$371,662	\$1,070,608	\$1,319,760
D2) DS:	Debt Service Principal & Interest Payments Annually: (Projected Estimate Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)						(\$701,785)	(\$701,785)
	Rate Constant: [Formula: Annual Debt Service P & I Divided By Mortgage Amount Borrowed]						6.24%	6.24%
	DSCR = Debt Service Coverage Ratio [Formula: NABDS/Annual Debt Service]						(1.53)	(1.88)
	Debt Yield: [Formula: NABDS/Lender's Proposed First Mortgage]						9.52%	11.73%
	LTV (Estimated Based on Cap Rate PROJECTED RESALE VALUE, & I&E Above):						53%	53%
NOI ADS:	NET INCOME AFTER DEBT SERVICE From Proposed New Financing: NOI ADS: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)						\$368,823	\$617,975
D2)	Cash Equity Required to Buy Over And Above Proposed New Financing Herein: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and prepayment penalty if applicable, etc. Subject to Change & Error)						\$3,750,000	\$3,750,000
D2) ROI:	ROI: Initial Cash On Cash Return on Investment With Proposed New Financing: <small>(Cash Flow Divided by Equity Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable etc. Subject to Change & Error)</small>						10%	16%
D2)Amort.	Add Back Principal Reduction Amortization Equity Buildup:						\$174,528	\$174,528
D2)	TRUE INITIAL TOTAL RETURN: NOIADS PLUS AMORTIZATION PRINCIPAL REDUCTION From DEBT SERVICE: (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty If Applicable, etc. Subject to Rate Lock, Changing Rates, Terms, Withdrawal & Error)						\$543,352	\$792,503
D2) ROE:	True Initial Cash On Cash Return on Equity Investment: Net Income PLUS Amortization Principal Reduction: (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)						14%	21%
	Depreciation Annual Tax Deduction Benefit As An Add Back to Determine Total Return Benefits Straight Line 27.5 Years After Deducting 20% of Purchase Price For Land Value						\$436,364	\$436,364
	Total Initial Return NOIADS Plus Amortization Plus Depreciation Tax Deductions						\$979,715	\$1,228,867
B2) ROE w/Deprec:	True Initial Cash On Cash Return on Equity Investment Including Net Income PLUS Amortization Principal Reduction PLUS Depreciation Tax Deduction Benefits: (NOIADS Plus Amortization Principal Reduction) Divided by Investment) (Projected Estimate Based On Above Information Before Closing Costs, Capital Improvements, and Prepayment Penalty, If Applicable, etc. Subject to Change & Error)						26.13%	32.77%

Highlights, Notes, Remarks, Comments, Conditions and Some Known Violations:

Property Condition:	Good
Highlights:	<ul style="list-style-type: none"> • Reliable cash flow • Recent upgrades • Ideal for investors seeking stabilized, high-retention multifamily assets in a thriving submarket. • Strong rental demand

Violations:	A Class HPD Housing Violations:	11
As of Date:	B Class HPD Housing Violations:	44
9/3/2025	C Class HPD Housing Violations:	10
	I Class HPD Housing Violations:	0
	Total Number of HPD Housing Violations:	129
	# of Open DOB Department of Building Violations:	0
	# of Open ECB Environmental Control Board Violations:	0
	# of Open Complaints:	0

	2249 E 21 Street	2113 Avenue V
	11	16
	44	29
	10	19
	0	0
	65	64
	0	0
	0	0
	0	0

Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing. Buyer must close each building when seller delivers each building vacant at each closing. Buyer must sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement and if Buyer requires property inspection and receipt of confidential seller due diligence this shall be made available to only bona fide buyer who first submits letter of intent offer to buy satisfactory to Seller "subject to satisfactory property inspection and due diligence that includes Buyer's proof of cash funds for the required equity over proposed mortgage financing."

Contact Seller's Exclusive Broker ONLY: Andrew Lichtenstein (800)242-9888 AL@LichtensteinRE.com Do Not circumvent Broker. No site access without a Broker appointment.

This opportunity is limited and restricted to a single Institution or Accredited Investor. The statements, figures and information including financial analysis regarding this opportunity, business, affiliates, or affiliated matters or any of the numbers or of any economic value attributable to the subject investment et al etc. herein or provided hereafter at all times are received from sources believed to be reliable and authoritative, but no representation, warranty, or guarantee is made, express or implied or is to be relied upon, as to its accuracy, correctness or completeness and all is subject to errors, inaccuracies, omissions, withdrawal, cancellation, modification, constantly changing conditions, price, terms, rate, availability, prior sale, lease, rental, occupancy, vacancy, collection, arrears, approval, closing, financing, placement or other conditions, etc. all without notice and we hereby disclaim any duty or obligation to update such information. As with any real estate or business transaction, the principle of caveat emptor applies, and anyone considering this opportunity must perform their own independent due diligence investigation and personally vet anything related to herein verify all information and bear all risk for any inaccuracies, error, omission etc. Independent estimates of business, financial, investment or economic attributes should be developed with due diligence of and are advised to be represented by legal counsel and independent professionals before any decision is made regarding this. References to Size, square footage, or age are approximate, or estimated, zoning, calculations, and projections are made on best efforts basis and should not be relied upon and must be verified independently. This summary is for information only and does not constitute all or any part of an offer or contract. The materials and information shall not constitute an offer or a solicitation of an offer for the purchase or sale of any securities whatsoever or in any business affiliated herein, nor shall there be any sale of securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such state or jurisdiction. This is not an offering, we are not licensed to solicit or sell securities. An offering may only be made by means of a prospectus supplement and accompanying base prospectus or confidential Private Placement Memorandum. To the extent that any information is deemed to be a "forward looking statement" as defined in the rules and regulations of the Securities Act of 1933 or of the United States Private Securities Litigation Reform Act of 1995, as amended, such information is intended to fit within the "safe harbor" provisions for forward looking information and is subject to material risk factors which may or may not be disclosed herein. Actual results may differ from expectations, estimates and projections and, consequently, you should not rely on these forward looking statements as predictions of future events. Words such as "expect," "estimate," "project," "budget," "forecast," "anticipate," "intend," "plan," "may," "will," "could," "should," "believes," "predicts," "potential," "continue," and similar expressions are intended to identify such forward-looking statements. These forward-looking statements involve significant risks and uncertainties that could cause the actual results to differ materially from the expected results. We, and any business affiliated with us, do not intend to make any investment representations about opportunities and should not be viewed as such. This message is for the named person's use only. This is the product of confidential proprietary information from Andrew Lichtenstein, Inc. whom you must pay, and protect that same is paid and not circumvented. It may contain sensitive and private proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any erroneous transmission. If you are not the intended recipient, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient. Unless otherwise stated, any pricing information given in this message is indicative only and does not constitute an offer to deal at any price quoted. Any reference to the terms of executed transactions should be treated as preliminary only and subject to our formal written confirmation. This message cannot be considered spam as long as we include the way to be removed, Paragraph (a)(c) of S. 1618. To be removed from receiving further communication just call toll free 24 hours a day 800-242-9888, or fax to our 24 hour fax line 866-591-1138 reply "REMOVE" with your fax number, or email reply Unsubscribe REMOVE in the subject line and tell us the fax number or email address this was sent to. This message is sent in compliance of the new email bill section 301. Under Bill S. 1618 TITLE II passed by the 105th US Congress.

To be removed from this list call 800-242-9888, fax or email REMOVE and tell us the fax number or email address this was sent to, or Click Here

2 PROPERTIES COMBINED BOV



LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop
 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
 5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



APPRaisal BOV	Subject Property	Subject Property	Subject Properties COMBINED	Comparable Building Sold #1	Comparable Building Sold #2	Comparable Building Sold #2	3	
Addresses of Subject Property and Comparable Building Sales For Appraisal	2113 Avenue V	2249 E 21st Street	2113 Avenue V & 2249 E 21st Street	3052 Brighton 1 Street	1908 Avenue P	2405 Ocean Avenue	TOTAL of ALL These SOLD BUILDING Comparables	AVERAGE of ALL These SOLD BUILDING Comparables
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn	Brooklyn	Brooklyn		
Neighborhood	Sheepshead Bay	Sheepshead Bay	Sheepshead Bay	Castle Hill	Sheepshead Bay	Homecrest		
State	NY	NY	NY	NY	NY	NY		
Zipcode	11229	11229	11229	11235	11229	11229		
Block & Lot #	7354-0036	7354-0042	7354-0038 & 0042	8669-0018	6791-0003	7298-0045		
Building Class	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Fireproof without Stores (D3)		
Property Type	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use	Multifamily		
Date Closed	FOR SALE NOW	FOR SALE NOW	FOR SALE NOW	07/08/2024	07/02/2025	08/22/2025		
Distance Miles to Subject Property	0	0	0	1.70	0.94			
Gross ACTUAL BUILT USABLE Square Footage	46,200	46,200	92,400	72,715	18,912	95,238	186,865	62,288
Price Sold \$/PSF	FOR SALE NOW	FOR SALE NOW	FOR SALE NOW	\$180	\$299	\$551		\$381
Price Sold \$/Unit	FOR SALE NOW	FOR SALE NOW	FOR SALE NOW	\$303,875	\$403,571	\$500,000		\$439,609
PRICE SOLD	FOR SALE NOW	FOR SALE NOW	FOR SALE NOW	\$13,066,627	\$5,650,000	\$52,500,000	\$71,216,627	\$23,738,876
\$ Land PSF=Price Sold/Land SF	FOR SALE NOW	FOR SALE NOW	FOR SALE NOW	\$726				\$1,418
Year Built	1932	1939	1932 & 39	2007	2007	2018		
Age	93	86		18	18	7		
Building Built Feet Deep								
Building Dimensions	100 ft x 85 ft	100 ft x 85 ft	200 ft x 85 ft	115 ft x 63.22 ft	40 ft x 89 ft	180 ft x 85 ft		
Building Built Feet Wide								
Width Frontage	100	100	200	115	40 89 5	180		
# of Residential Units	29	47	76	41	12	105	158	
# of Commercial Units	1	1	2	2	2	0		
Total # of Units	30	48	78	43	14	105	162	54
# of Stories High	4	4		10	7	7		
Lot Size Land Area Square Footage	9250	10000	19250	18,000	4,000	28,240	50,240	16,747
Lot Depth Feet	90	100	100	100	100	151		
Lot Dimensions	100 ft x 90 ft	100 ft x 100 ft	200 ft x 100 ft	180 ft x 100 ft	40 ft x 89 ft	200 ft x 151.5 ft		
Lot Wide Width Frontage Feet	100	100	200	180	40	200		
Zoning	R4	R4	R4	R6, C1-2, OP	R7A, C2-3	R6A, R5		
Photos								
ACTUAL Cap Rate Sold	FOR SALE NOW	FOR SALE NOW	FOR SALE NOW					0.00%
(A) Gross Income	\$682,017	\$1,066,317	\$1,748,334					
(C) Operating Expenses Estimated 35%	-\$272,931	-\$364,391	-\$637,322				-35%	
A-B-C=(D) Net Income	\$409,086	\$701,926	\$1,111,012	\$0	\$0	\$0		

Source: Public Records, CoStar, PropertyShark, Homes.com, Realtor.com, Redfin.com, Loopnet, etc. Notice: This is NOT an appraisal. Broker is not a licensed appraiser. This is a BOV Broker Opinion of Value using comparable sales research and appraisal methodologies to determine the broker's conclusion of what the maximum possible sales value might be in an ideal market if owner signs broker's exclusive sales agreement for broker to professionally market the property for sale.



LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) **The One Stop Real Estate Shop**
 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
 5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



6	A	A1	A2	B1	B2	B3	=
VALUATION METHODOLOGIES:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Actual Recent Comparable Buildings SOLD Data In This Report:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Comparable TCRG Market Survey Year End 2024 Sheepshead Bay, Brooklyn Area:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Comparable APA Market Survey Mid-Year 2025 Brooklyn Areas:	Value of Subject Property Based on the Average Price per Unit Buildings Sold Data In This Report:	Value of Subject Property: Based Average Price per Unit Comparable TCRG Market Survey Year End 2024 Sheepshead Bay, Brooklyn Area:	Value of Subject Property: Based Average Price per Unit Comparable APA Market Survey Mid-Year 2025 Brooklyn Areas:	CONCLUSION: Value of Subject Property Based On Average of the All These Valuation Methodologies A, & B
Gross ACTUAL BUILT USABLE Square Footage:	92,400	92,400	92,400	# of Units	# of Units	# of Units	2113 Avenue V & 2249 E 21st Street, Brooklyn NY 11229
				78	78	78	
Gross Income Subject Property:							
Comparable Market Value Indexes: A:\$ Per Existing Sq.Ft.; B:\$ Per Unit; C:GRM Gross Rent Multiplier; D:Cap Rate Underwritten NOI;	\$381	\$330	\$367	\$439,609	\$395,391	\$337,905	
Subject Property Appraisal BOV Valuations:	\$35,214,815	\$30,492,000	\$33,910,800	\$34,289,487	\$30,840,498	\$26,356,590	\$31,850,698
					Price Per Unit at Valuation Conclusion:		\$408,342
					Price Per Square Foot at Valuation Conclusion:		\$345

Source: Public Records, CoStar, PropertyShark, Loopnet, etc. Notice: This is NOT an appraisal. Broker is not a licensed appraiser. This is a BOV Broker Opinion of Value using comparable sales research and appraisal methodologies to determine the broker's conclusion of what the maximum possible sales value might be in an ideal market if owner signs broker's exclusive sales agreement for broker to professionally market the property for sale.







LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



APPRaisal BOV	Subject Property	Comparable Building Sold #1	Comparable Building Sold #2	Comparable Building Sold #2	3	
Addresses of Subject Property and Comparable Building Sales For Appraisal	2249 E 21st Street	3052 Brighton 1 Street	1908 Avenue P	2405 Ocean Avenue	TOTAL of ALL These SOLD BUILDING Comparables	AVERAGE of ALL These SOLD BUILDING Comparables
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn		
Neighborhood	Sheepshead Bay	Castle Hill	Sheepshead Bay	Homecrest		
State	NY	NY	NY	NY		
Zipcode	11229	11235	11229	11229		
Block & Lot #	7354-0042	8669-0018	6791-0003	7298-0045		
Building Class	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Fireproof without Stores (D3)		
Property Type	Mixed-Use	Mixed-Use	Mixed-Use	Multifamily		
Date Closed	FOR SALE NOW	07/08/2024	07/02/2025	08/22/2025		
Distance Miles to Subject Property	0	1.70	0.94			
Gross ACTUAL BUILT USABLE Square Footage	46,200	72,715	18,912	95,238	186,865	62,288
Price Sold \$/PSF	FOR SALE NOW	\$180	\$299	\$551		\$381
Price Sold \$/Unit	FOR SALE NOW	\$303,875	\$403,571	\$500,000		\$439,609
PRICE SOLD	FOR SALE NOW	\$13,066,627	\$5,650,000	\$52,500,000	\$71,216,627	\$23,738,876
\$ Land PSF=Price Sold/Land SF	FOR SALE NOW	\$726				\$1,418
Year Built	1939	2007	2007	2018		
Age	86	18	18	7		
Building Built Feet Deep						
Depth	85	63.22	89	85		
Building Dimensions	100 ft x 85 ft	115 ft x 63.22 ft	40 ft x 89 ft	180 ft x 85 ft		
Building Built Feet Wide						
Width Frontage	100	115	40 89 5	180		
# of Residential Units	47	41	12	105	158	
# of Commercial Units	1	2	2	0		
Total # of Units	48	43	14	105	162	54
# of Stories High	4	10	7	7		
Lot Size Land Area Square Footage	10000	18,000	4,000	28,240	50,240	16,747
Lot Depth Feet	100	100	100	151		
Lot Dimensions	100 ft x 100 ft	180 ft x 100 ft	40 ft x 89 ft	200 ft x 151.5 ft		
Lot Wide Width Frontage Feet	100	180	40	200		
Zoning	R4	R6, C1-2, OP	R7A, C2-3	R6A, R5		
Photos						
ACTUAL Cap Rate Sold	FOR SALE NOW					0.00%
(A) Gross Income	\$345,984					
(C) Operating Expenses Estimated 35%	-\$121,094					
A-B-C=(D)						
Net Income	\$224,890	\$0	\$0	\$0		



ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop
 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
 5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



LichtensteinRE

6	A	A1	A2	B1	B2	B3	=
VALUATION METHODOLOGIES:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Actual Recent Comparable Buildings SOLD Data In This Report:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Comparable TCRG Market Survey Year End 2024 Sheepshead Bay, Brooklyn Area	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Comparable APA Market Survey Mid-Year 2025 Brooklyn Areas:	Value of Subject Property Based on the Average Price per Unit Buildings Sold Data In This Report:	Value of Subject Property: Based Average Price per Unit Comparable TCRG Market Survey Year End 2024 Sheepshead Bay, Brooklyn Area:	Value of Subject Property: Based Average Price per Unit Comparable APA Market Survey Mid-Year 2025 Brooklyn Areas:	CONCLUSION: Value of Subject Property Based On Average of the All These Valuation Methodologies A, & B
Gross ACTUAL BUILT USABLE Square Footage:	46,200	46,200	46,200	# of Units	# of Units	# of Units	2249 E 21st Street, Brooklyn NY 11229
				48	48	48	
Gross Income Subject Property:							
Comparable Market Value Indexes: A: \$ Per Existing Sq.Ft.; B: \$ Per Unit; C: GRM Gross Rent Multiplier; D: Cap Rate Underwritten NOI;	\$381	\$330	\$367	\$439,609	\$395,391	\$337,905	
Subject Property Appraisal BOV Valuations:	\$17,607,407	\$15,246,000	\$16,955,400	\$21,101,223	\$18,978,768	\$16,219,440	\$17,684,706
					Price Per Unit at Valuation Conclusion:		\$368,431
					Price Per Square Foot at Valuation Conclusion:		\$383

Source: Public Records, CoStar, PropertyShark, Loopnet, etc. Notice: This is NOT an appraisal. Broker is not a licensed appraiser. This is a BOV Broker Opinion of Value using comparable sales research and appraisal methodologies to determine the broker's conclusion of what the maximum possible sales value might be in an ideal market if owner signs broker's exclusive sales agreement for broker to professionally market the property for sale.



LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



APPRaisal BOV	Subject Property	Comparable Building Sold #1	Comparable Building Sold #2	Comparable Building Sold #2	3	
Addresses of Subject Property and Comparable Building Sales For Appraisal	2113 Avenue V	3052 Brighton 1 Street	1908 Avenue P	2405 Ocean Avenue	TOTAL of ALL These SOLD BUILDING Comparables	AVERAGE of ALL These SOLD BUILDING Comparables
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn		
Neighborhood	Sheepshead Bay	Castle Hill	Sheepshead Bay	Homecrest		
State	NY	NY	NY	NY		
Zipcode	11229	11235	11229	11229		
Block & Lot #	7354-0036	8669-0018	6791-0003	7298-0045		
Building Class	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Semi-Fireproof with Stores (D7)	Elevator Apartment - Fireproof without Stores (D3)		
Property Type	Mixed-Use	Mixed-Use	Mixed-Use	Multifamily		
Date Closed	FOR SALE NOW	07/08/2024	07/02/2025	08/22/2025		
Distance Miles to Subject Property	0	1.70	0.94			
Gross ACTUAL BUILT USABLE Square Footage	46,200	72,715	18,912	95,238	186,865	62,288
Price Sold \$/PSF	FOR SALE NOW	\$180	\$299	\$551		\$381
Price Sold \$/Unit	FOR SALE NOW	\$303,875	\$403,571	\$500,000		\$439,609
PRICE SOLD	FOR SALE NOW	\$13,066,627	\$5,650,000	\$52,500,000	\$71,216,627	\$23,738,876
\$ Land PSF=Price Sold/Land SF	FOR SALE NOW	\$726				\$1,418
Year Built	1932	2007	2007	2018		
Age	93	18	18	7		
Building Built Feet Deep						
Depth	85	63.22	89	85		
Building Dimensions	100 ft x 85 ft	115 ft x 63.22 ft	40 ft x 89 ft	180 ft x 85 ft		
Building Built Feet Wide						
Width Frontage	100	115	40 89 5	180		
# of Residential Units	29	41	12	105	158	
# of Commercial Units	1	2	2	0		
Total # of Units	30	43	14	105	162	54
# of Stories High	4	10	7	7		
Lot Size Land Area Square Footage	9250	18,000	4,000	28,240	50,240	16,747
Lot Depth Feet	90	100	100	151		
Lot Dimensions	100 ft x 90 ft	180 ft x 100 ft	40 ft x 89 ft	200 ft x 151.5 ft		
Lot Wide Width Frontage Feet	100	180	40	200		
Zoning	R4	R6, C1-2, OP	R7A, C2-3	R6A, R5		
Photos						
ACTUAL Cap Rate Sold	FOR SALE NOW					0.00%
(A) Gross Income	\$682,017					
(C) Operating Expenses Estimated 35%	-\$272,931					
A-B-C=(D)						
Net Income	\$409,086	\$0	\$0	\$0		



LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) **The One Stop Real Estate Shop**
 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
 5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



6	A	A1	A2	B1	B2	B3	=
VALUATION METHODOLOGIES:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Actual Recent Comparable Buildings SOLD Data In This Report:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Comparable TCRG Market Survey Year End 2024 Sheepshead Bay, Brooklyn Area:	\$PSF Valuation of Subject Property: Price Per Existing Usable Square Foot Built Now Based on Comparable APA Market Survey Mid-Year 2025 Brooklyn Areas:	Value of Subject Property Based on the Average Price per Unit Buildings Sold Data In This Report:	Value of Subject Property: Based Average Price per Unit Comparable TCRG Market Survey Year End 2024 Sheepshead Bay, Brooklyn Area:	Value of Subject Property: Based Average Price per Unit Comparable APA Market Survey Mid-Year 2025 Brooklyn Areas:	CONCLUSION: Value of Subject Property Based On Average of the All These Valuation Methodologies A, & B
Gross ACTUAL BUILT USABLE Square Footage:	46,200	46,200	46,200	# of Units	# of Units	# of Units	2113 Avenue V Brooklyn NY 11229
				30	30	30	
Gross Income Subject Property:							
Comparable Market Value Indexes: A: \$ Per Existing Sq.Ft.; B: \$ Per Unit; C: GRM Gross Rent Multiplier; D: Cap Rate Underwritten NOI;	\$381	\$330	\$367	\$439,609	\$395,391	\$337,905	
Subject Property Appraisal BOV Valuations:	\$17,607,407	\$15,246,000	\$16,955,400	\$13,188,264	\$11,861,730	\$10,137,150	\$14,165,992
					Price Per Unit at Valuation Conclusion:		\$472,200
					Price Per Square Foot at Valuation Conclusion:		\$307

Source: Public Records, CoStar, PropertyShark, Loopnet, etc. Notice: This is NOT an appraisal. Broker is not a licensed appraiser. This is a BOV Broker Opinion of Value using comparable sales research and appraisal methodologies to determine the broker's conclusion of what the maximum possible sales value might be in an ideal market if owner signs broker's exclusive sales agreement for broker to professionally market the property for sale.



LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) **The One Stop Real Estate Shop**
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



FOR SALE:

A 6-story Elevator Building consisting of 47 Apartments and a Daycare Facility.

Property Address

**2249 East 21st Street,
Brooklyn, New York 11229**

Asking Price: \$9,230,000

Ideal for investors seeking a turnkey asset with reliable cash flow.

\$1,080,229 Gross Income
-\$381,282 Operating Expenses
+\$24,000 add-back from renting Super's Unit
\$722,947 Net Income
7.8% Cap Rate

Building Size: 46,200 Square feet
Lot Size: 10,000 Square Feet
Built: 1939

Description: Subject property is a lovely, clean, sun-drenched, bright, cheery, valuable, and desirable corner 6-story elevator building consisting of 47 rent-stabilized residential units and a 3,000 square foot Daycare facility. The building was recently upgraded, is fully occupied, and well-maintained. The building offers stable income in a sought-after location and has high tenant retention and strong rental demand. Situated in the Sheepshead Bay neighborhood, it offers easy access to public transportation, local amenities, and major thoroughfares.

Layout: 36 x 1 Bedrooms (3 rooms), 11 x 2 Bedrooms (4 rooms).
Total: 47 Apartments containing 152 rooms.
3,000 square foot Daycare facility.

**Submit your offer and join me for a tour to strategize on purchasing this.
Call me to discuss.**

Contact: Andrew Lichtenstein 800-242-9888

ANDREW LICHTENSTEIN, INC. (Licensed Real Estate Broker) [Commercial Real Estate Sales and Mortgage Financing](#)

All information furnished are from sources deemed reliable, but no representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, terms, rate, prior rental, sale, lease, financing, withdrawal or other conditions all without notice..



LichtensteinRE

2249 REALTY LLC
 2249 East 21 Street
 Brooklyn, NY 11229

All units are rent stabilized

Total units 47
 Commercial unit 1
 Residential units 46
 Superintendent unit 1 unit (no rent)

RENT ROLL August 2025

UNIT #	NAME	# OF BEDS	# OF BATHS	Sq. Ft.	FM UNIT	RENT	LEASE EXP DATE
1A	BLUES CLUES DAY CARE			3000 + Backyard 1500		\$ 8,874.92	10/31/2033
1B		1	1	1000	RS	\$ 1,478.04	7/31/2025
1C		2	2	1350	RS	\$ 2,539.98	8/31/2026
1D		1	1	1000	RS	\$ 1,481.66	9/30/2025
1E		1	1	1100	RS	\$ 1,187.48	12/31/2026
1F		1	1	1175	RS	\$ 1,783.71	6/30/2027
1G		1	1	1000	RS	\$ 1,422.08	1/31/2026
1H		1	1	1175	RS	\$ 1,848.92	6/30/2027
2A		2	1	1200	RS	\$ 2,512.04	5/31/2026
2B		1	1	1000	RS	\$ 1,319.55	7/31/2025
2C		2	2	1350	RS	\$ 3,000.00	5/14/2026
2D		1	1	1000	RS	\$ 1,802.64	12/1/2025
2E		1	1	1100	RS	\$ 1,820.54	11/1/2025
2F		1	1	1175	RS	\$ 1,221.80	9/30/2025
2G		1	1	1000	RS	\$ 1,458.98	4/30/2026
2H		1	1	1175	RS	\$ 1,524.99	2/28/2026
3A		2	1	1200	RS	\$ 2,289.16	6/30/2026
3B		1	1	1000	RS	\$ 1,227.13	8/31/2026
3C		2	2	1350	RS	\$ 893.03	11/30/2025
3D		1	1	1000	RS	\$ 2,200.00	3/31/2026
3E		1	1	1100	RS	\$ 1,524.77	3/14/2026
3F		1	1	1175	RS	\$ 2,052.38	4/21/2027
3G		1	1	1000	RS	\$ 1,848.97	10/31/2026
3H		1	1	1175	RS	\$ 1,248.05	8/31/2025
4A		2	1	1200	RS	\$ 1,669.44	3/31/2026
4B		1	1	1000	RS	\$ 1,167.55	11/1/2025
4C		2	2	1350	RS	\$ 2,431.28	9/30/2026
4D		1	1	1000	RS	\$ 1,967.43	7/31/2025
4E		1	1	1100	RS	\$ 1,813.57	7/14/2027
4F		1	1	1175	RS	\$ 1,460.96	4/30/2026
4G		1	1	1000	RS	\$ 1,540.65	1/31/2026
4H		1	1	1175	RS	\$ 1,878.71	4/30/2027
5A	Super	2	1	1200	RS		
5B		1	1	1000	RS	\$ 1,325.48	1/31/2026
5C		2	2	1350	RS	\$ 2,057.62	5/31/2026
5D		1	1	1000	RS	\$ 1,531.92	2/28/2027
5E		1	1	1100	RS	\$ 1,897.28	12/31/2026
5F		1	1	1175	RS	\$ 1,582.14	7/31/2026
5G		1	1	1000	RS	\$ 2,260.50	6/30/2026
5H		1	1	1175	RS	\$ 1,720.81	6/30/2026
6A		2	1	1200	RS	\$ 2,526.00	11/14/2026
6B		1	1	1000	RS	\$ 1,448.95	3/14/2026
6C		2	2	1350	RS	\$ 2,800.00	9/30/2025
6D		1	1	1000	RS	\$ 1,526.77	5/31/2025
6E		1	1	1100	RS	\$ 1,801.28	3/31/2026
6F		1	1	1175	RS	\$ 2,018.70	11/30/2026
6G		1	1	1000	RS	\$ 1,575.63	5/31/2027
6H		1	1	1175	RS	\$ 1,455.64	7/31/2027

Total Monthly \$ **90,019.13**
Total Annually \$ **1,080,229.56**

2249 East 21 Street Realty LLC
2249 East 21 Street
Brooklyn, NY 11229

AUGUST 2025

Income (Rent Roll):

\$ 1,080,229.56

Expenses:

Taxes	\$ 164,371.50
Insurance	\$ 43,585.00
Water/Sewer	\$ 79,723.88
Electricity	\$ 16,713.17
Elevator Service	\$ 4,340.00
Exterminating	\$ 1,764.00
Fuel /Gas	\$ 58,640.84
Repairs and Building Maintenance:	\$ 12,144.00

Total:

\$ 381,282.39

NOI:

\$ 698,947.17

Value of superintendent's apartment to buyer (\$2500/month)
Visiting super on the block (\$500/month)

\$ 30,000.00

~~\$6,000.00~~

Projectef buyers NOI

\$72,947.00

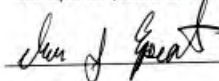
Certification:

Certified true and correct to the best of my knowledge

By:

Ira Epstein, Member of 2249 Realty LLC

Signature



East 21 Street Realty LLC

2249 East 21 Street
Brooklyn, NY 11229

DECEMBER 2024

Rent Roll:

\$888,446.40

Expenses:

Repairs and Building Maintenance:	\$15,000.00
Electricity	\$15,000.00
Fuel	\$25,000.00
Property Tax	\$145,146.48
Water/Sewer	\$54,447.00
Insurance	\$22,649.00
Elevator	\$5,692.29
Exterminator	\$1,668.00

Total:

\$284,602.77

NOI:

\$603,843.63

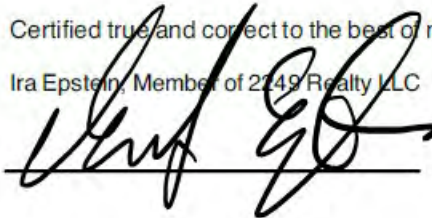
Certification:

Certified true and correct to the best of my knowledge

By:

Ira Epstein, Member of 2249 Realty LLC

Signature



A handwritten signature in black ink, appearing to read 'Ira Epstein', is written over a horizontal line.

East 21 Street Realty LLC

2249 East 21 Street
Brooklyn, NY 11229

DECEMBER 2023

Rent Roll:

\$888,446.40

Expenses:

Repairs and Building

Maintenance:

\$24,528.00

Electricity

\$15,000.00

Fuel

\$30,758.86

Property Tax

\$165,315.76

Water/Sewer

\$54,447.00

Insurance

\$22,649.00

Elevator

\$5,692.29

Exterminator

\$1,988.00

Total:

\$320,378.91

NOI:

\$568,067.49

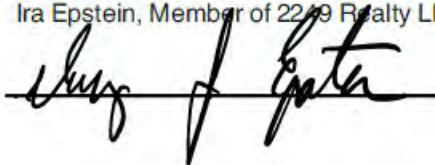
Certification:

Certified true and correct to the best of my knowledge

By:

Ira Epstein, Member of 2249 Realty LLC

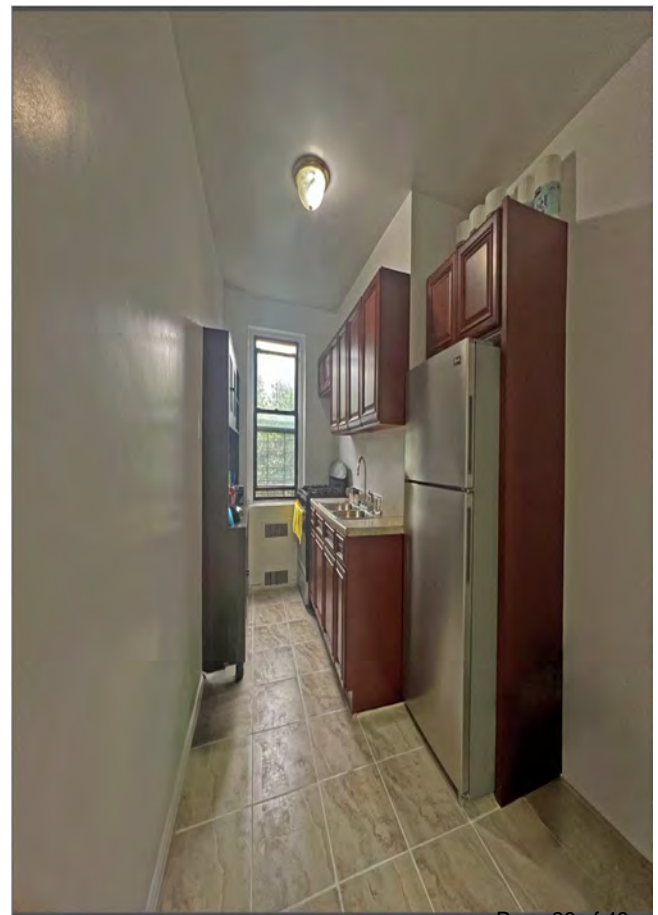
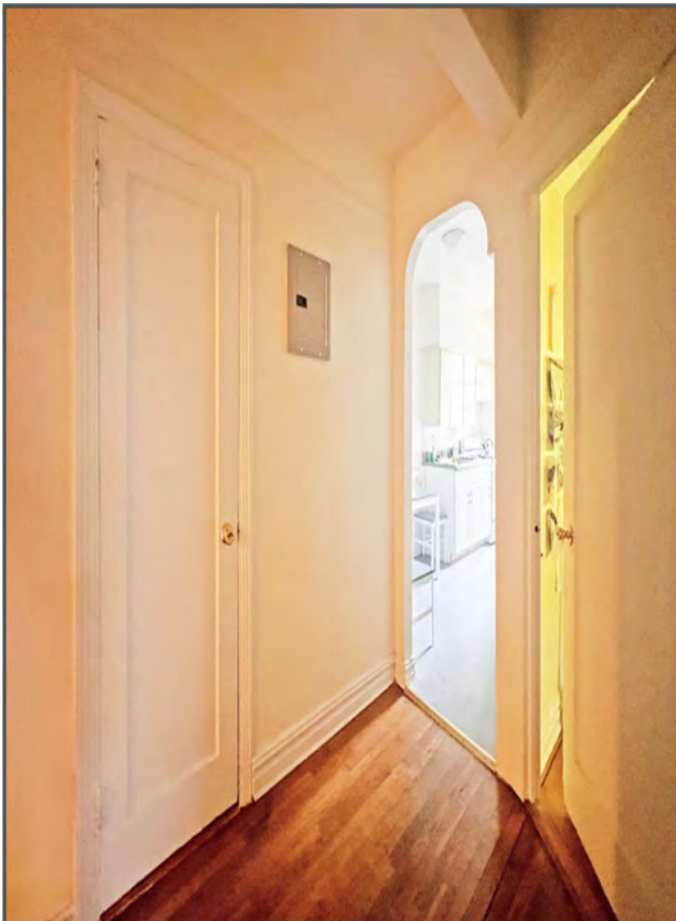
Signature



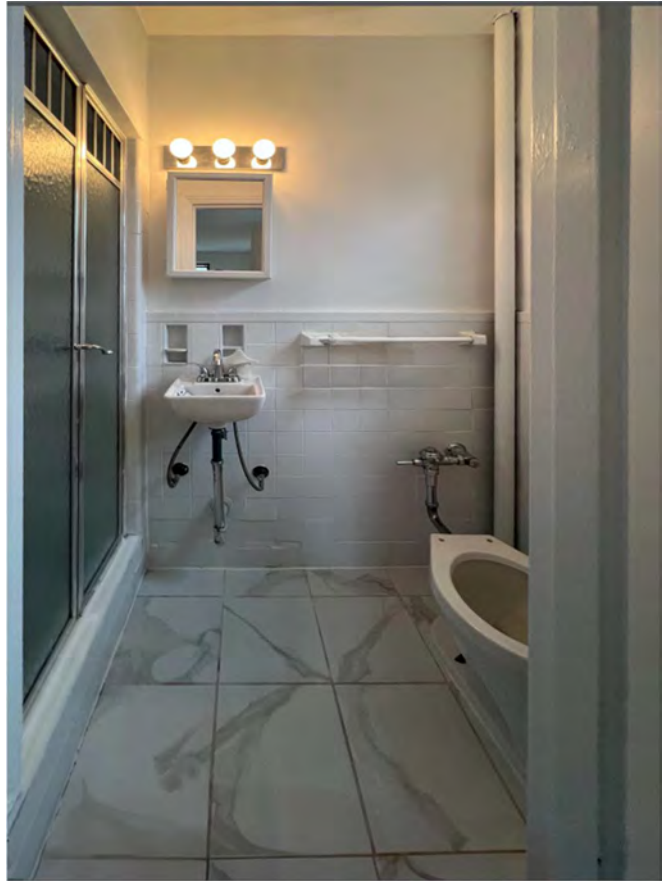
2249 E 21ST STREET, BROOKLYN, NY 11229





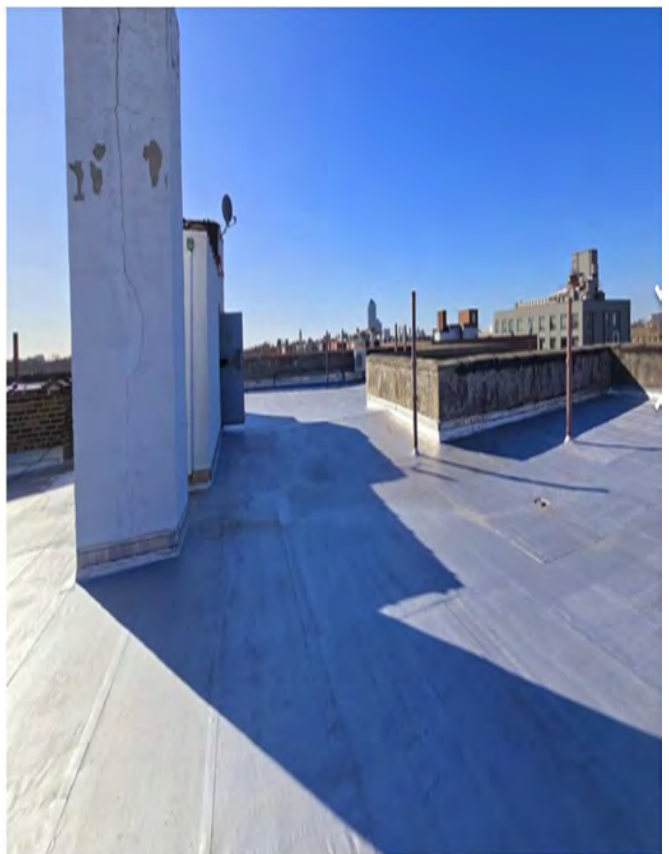














LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) **The One Stop Real Estate Shop**
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



FOR SALE:

A 4-Story Elevator Building with 29 Residential Units + a Grocery Store.

Property Address

**2113 Avenue V,
Brooklyn, New York 11229**

Asking Price: \$5,770,000

Ideal for investors seeking a turnkey asset with reliable cash flow.

\$705,795 Gross Income
-\$334.134 Operating Expenses
\$371,661 Net Income
6.4% Cap Rate

Building Size: 46,200 Square feet
Lot Size: 9,250 Square Feet
Built: 1932

Description: Subject property is lovely, clean, sun-drenched, bright, and cheery, valuable, and desirable corner 4-story elevator building consisting of 29 rent-stabilized residential units and a 500 sf Grocery Store. The building was recently upgraded, is fully occupied, and well-maintained. The building offers stable income, high tenant retention, and strong rental demand. Situated in the Sheepshead Bay neighborhood, it offers easy access to public transportation, local amenities, and major thoroughfares.

Layout: 24 x 1 Bedrooms (3 rooms), 5 x 2 Bedrooms (4 rooms).
Total: 29 Apartments containing 92 rooms.
500 sf Retail Grocery Store.

**Submit your offer and join me for a tour to strategize on purchasing this.
Call me to discuss.**

Contact: Andrew Lichtenstein 800-242-9888

ANDREW LICHTENSTEIN, INC. (Licensed Real Estate Broker) [Commercial Real Estate Sales and Mortgage Financing](#)

All information furnished are from sources deemed reliable, but no representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, terms, rate, prior rental, sale, lease, financing, withdrawal or other conditions all without notice..



LichtensteinRE

ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
5770 Palisade Avenue Riverdale, New York 10471
www.LichtensteinRE.com AL@LichtensteinRE.com
(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



2113 REALTY LLC
2113 Ave V
Brooklyn, NY 11229
RENT ROLL September 2025

All units are rent stabilized

UNIT #	NAME	# OF BEDS	#OF BATHS	Sq. Ft.	FM UNIT	RENT	LEASE EXP DATE
1A		2	1	1350	RS	\$ 2,400.00	7/14/2026
1B		2	1	1375	RS	\$ 2,821.50	9/30/2027
1C		1	1	1175	RS	\$ 1,989.23	12/31/2026
1D		1	1	1175	RS	\$ 1,583.21	4/30/2026
1E		1	1	1175	RS	\$ 1,771.17	7/31/2026
1F		1	1	1175	RS	\$ 2,250.00	3/31/2026
2A		1	1	1100	RS	\$ 1,826.28	2/28/2026
2B		2	1	1375	RS	\$ 1,829.99	11/30/2025
2C		1	1	1175	RS	\$ 1,371.00	9/30/2026
2D		1	1	1175	RS	\$ 1,691.64	5/31/2027
2E		1	1	1175	RS	\$ 1,464.57	2/28/2026
2F		1	1	1175	RS	\$ 1,915.98	7/31/2026
2G		1	1	1175	RS	\$ 1,253.67	11/15/2026
2H		1	1	1175	RS	\$ 2,012.34	9/30/2027
3A		1	1	1100	RS	\$ 1,439.59	1/31/2027
3B		2	1	1375	RS	\$ 1,453.57	10/31/2026
3C		1	1	1175	RS	\$ 1,900.00	7/31/2026
3D		1	1	1175	RS	\$ 1,900.00	7/11/2026
3E		1	1	1175	RS	\$ 1,700.60	10/31/2026
3F		1	1	1175	RS	\$ 2,045.89	9/14/2026
3G		1	1	1175	RS	\$ 2,200.00	5/14/2026
3H		1	1	1175	RS	\$ 1,391.49	10/31/2026
4A		1	1	1100	RS	\$ 2,200.00	5/14/2026
4B		2	1	1375	RS	\$ 1,449.86	10/31/2026
4C		1	1	1175	RS	\$ 1,865.10	2/28/2026
4D		1	1	1175	RS	\$ 1,907.78	8/31/2026
4E		1	1	1175	RS	\$ 1,696.60	4/15/2027
4F		1	1	1175	RS	\$ 2,003.63	3/31/2026
4G		1	1	1175	RS	\$ 1,767.12	6/1/2026
4H		1	1	1175	RS	\$ 1,714.49	9/1/2026
STORE	Grocery Store					\$ 4,000.00	10/31/2032

Total Monthly
Total Annually

\$ 58,816.30
\$ 705,795.60

Income (rent roll)**\$ 705,795.60****Expenses:**

Property Taxes	\$ 128,880.09
Insurance	\$ 38,799.00
Water/Sewer	\$ 67,153.58
Con Edison (Electricity, Heating)	\$ 14,930.45
Elevator Service	\$ 6,298.88
Exterminating	\$ 1,899.88
Fuel /Gas	\$ 58,311.96
Repairs and Building Maintenance:	\$ 17,860.50
Approved Oil Company	\$ 1,403.31
Berger Boiler Corp. (Boiler Repairs)	\$ 6,744.14
Plastic Express (garbage bags, etc.)	\$ 779.96
Land Appliance (Refrig, Stove)	\$ 1,454.61
Coner Hardware	\$ 1,719.78
Venus (Fire Extinguisher Inspection)	\$ 190.53
Absolute Glass	\$ 2,996.00
Yorks Hardware Plus	\$ 1,791.90
Brooklyn Plumbing Supply Corp.	\$ 780.27
Total expenses	\$ 334,134.34

NOI**\$ 371,661.26**

Certification:

Certified true and correct to the best of my knowledge

By:

Ira Epstein, Member of 2249 Realty LLC

Signature



**2113 Avenue V
Brooklyn, 11229**

DECEMBER 2024

Rent Roll:

\$631,846.44

Expenses:

Repairs and

\$20,000.00

Electricity

\$8,651.00

Fuel

\$18,747.60

Property Tax

\$128,520.00

Water/Sewer

\$36,000.92

Insurance

\$16,665.00

Elevator Service

\$2,939.00

Exterminator

\$1,988.00

Total:

\$233,511.52

NOI:

\$398,334.92

Certification:

Certified true and correct to the best of my knowledge

By:

Ira Epstein, Member of 2249 Realty LLC

Signature



**2113 Avenue V
Brooklyn, 11229**

DECEMBER 2023

Rent Roll: \$631,846.44

Expenses:

Repairs and Building Maintenance:	\$10,000.00
Electricity	\$8,651.00
Fuel	\$11,500.00
Property Tax	\$115,142.12
Water/Sewer	\$36,000.92
Insurance	\$16,665.00
Elevator Service	\$2,939.00
Exterminator	\$1,988.00

Total: \$202,886.04

NOI: \$428,960.40

Certification: Certified true and correct to the best of my knowledge

By: Ira Epstein, Member of 2249 Realty LLC

Signature

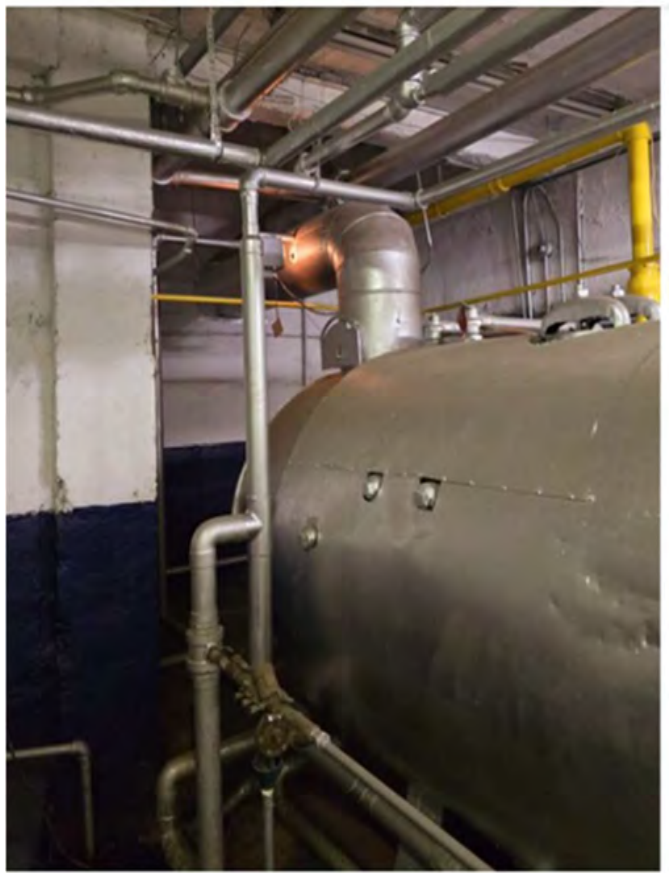


2113 AVENUE V BROOKLYN NY 11229













LichtensteinRE

Disclaimer

Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:
Andrew Lichtenstein
(800)242-9888 AL@LichtensteinRE.com
Do Not circumvent Broker.
No site access without Broker appointment.



Disclaimer

LichtensteinRE

“This opportunity is limited and restricted to a single Institution or Accredited Investor. The statements, figures and information including financial analysis regarding this opportunity, business, affiliates, or affiliated matters or any of the numbers or of any economic value attributable to the subject investment et al etc. herein or provided hereafter at all times are received from sources believed to be reliable and authoritative, but no representation, warranty, or guarantee is made, express or implied or is to be relied upon, as to its accuracy, correctness or completeness and all is subject to errors, inaccuracies, omissions, withdrawal, cancellation, modification, constantly changing conditions, price, terms, rate, availability, prior sale, lease, rental, occupancy, vacancy, collection, arrears, approval, closing, financing, placement or other conditions, etc. all without notice and we hereby disclaim any duty or obligation to update such information. As with any real estate or business transaction, the principle of caveat emptor applies, and anyone considering this opportunity must perform their own independent due diligence investigation and personally vet anything related to herein verify all information and bear all risk for any inaccuracies, error, omission etc. Independent estimates of business, financial, investment or economic attributes should be developed with due diligence of and are advised to be represented by legal counsel and independent professionals before any decision is made regarding this. References to Size, square footage, or age are approximate, or estimated, zoning, calculations, and projections are made on best efforts basis and should not be relied upon and must be verified independently. This summary is for information only and does not constitute all or any part of an offer or contract. The materials and information shall not constitute an offer or a solicitation of an offer for the purchase or sale of any securities whatsoever or in any business affiliated herein, nor shall there be any sale of securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such state or jurisdiction. This is not an offering, we are not licensed to solicit or sell securities. An offering may only be made by means of a prospectus supplement and accompanying base prospectus or confidential Private Placement Memorandum. To the extent that any information is deemed to be a ‘forward looking statement’ as defined in the rules and regulations of the Securities Act of 1933 or of the United States Private Securities Litigation Reform Act of 1995, as amended, such information is intended to fit within the ‘safe harbor’ provisions for forward looking information and is subject to material risk factors which may or may not be disclosed herein. Actual results may differ from expectations, estimates and projections and, consequently, you should not rely on these forward looking statements as predictions of future events. Words such as ““expect,” ““estimate,” ““project,” ““budget,” ““forecast,” ““anticipate,” ““intend,” ““plan,” ““may,” ““will,” ““could,” ““should,” ““believes,” ““predicts,” ““potential,” ““continue,” and similar expressions are intended to identify such forward-looking statements. These forward-looking statements involve significant risks and uncertainties that could cause the actual results to differ materially from the expected results. We, and any business affiliated with us, do not intend to make any investment representations about opportunities and should not be viewed as such. This message is for the named person’s use only. This is the product of confidential proprietary information from Andrew Lichtenstein, Inc. whom you must pay, and protect that same is paid and not circumvented. It may contain sensitive and private proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any erroneous transmission. If you are not the intended recipient, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient. Unless otherwise stated, any pricing information given in this message is indicative only and does not constitute an offer to deal at any price quoted. Any reference to the terms of executed transactions should be treated as preliminary only and subject to our formal written confirmation. This message cannot be considered spam as long as we include the way to be removed, Paragraph (a)(c) of S. 1618. To be removed from receiving further communication just call toll free 24 hours a day 800-242-9888, or fax to our 24 hour fax line 866-591-1138 reply “REMOVE” with your fax number, or email reply Unsubscribe REMOVE in the subject line and tell us the fax number or email address this was sent to. This message is sent in compliance of the new email bill section 301. Under Bill S. 1618 TITLE III passed by the 105th US Congress.”