



LichtensteinRE



LICHENSTEINRE 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

LICHENSTEINRE

800-242-9888

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ANDREW LICHTENSTEIN, INC.

(Licensed Real Estate Broker) The One Stop Real Estate Shop
Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers
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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** ($\pm 3,000$ 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 \div \$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 \div \$15M)
- **Approx. Pricing Metrics: ~\$162/SF** ($= \$15M \div 92,400$ SF) and **~\$197,368k per apartment** ($= \$15M \div 76$ apts).
- **Configuration / Layout (Combined):**
- **60 \times 1BR (3 rooms) & 16 \times 2BR (4 rooms) \Rightarrow Total rooms: 244** (92 + 152).

Property Notes (per OM's): 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** \approx **\$1.071M** | **Ask \$15M** \Rightarrow **~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/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 \times \$330/SF \approx \$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 fpr 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)

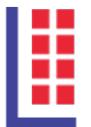
Daycare Expansion	\$150,000
Laundry (Vendor)	\$10,800
Rooftop Cellular	\$57,000
Storage Cages	\$9,234
Bike Room	\$1,824
Super's Unit (Rented)	\$24,000/year
Total Incremental NOI	\$252,858/year
Base NOI	\$1,070,608
New Pro-Forma NOI	\$1,323,466/year

Implied Cap Rates (Base Case)

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

analysis

FINANCIAL ANALYSIS



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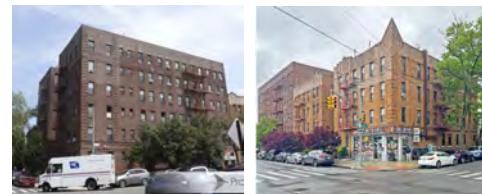
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78 Units | Entire Block Front | 2 Corner Brooklyn Elevator Buildings 7% to 8.8% Cap Rate & 9.8% to 16.5% Now & Projected ROI

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:

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.
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Property and Land Lot Size, Square Footage, Zoning, etc.			2249 E 21st Street	2113 Avenue V		
<u>Year Built:</u>			1939	1932		
<u>Zoning District:</u>			R4	R4		
<u>E-Designation:</u> None <u>Historic District:</u> None <u>Landmark:</u> None						
<u>Building Class:</u>						
<u>Width Building Built:</u>			100	100		
<u>Depth Building Built:</u>			85	85		
<u>Square Footage of Building's Base Dimensions:</u>			8,500	8,500		
<u>Width Frontage Lot Land:</u>			100	100		
<u>Depth Deep Lot Land:</u>			90	100		
<u>Square Footage of Land's Lot Size:</u>			9,000	10,000		
Maximum Potential Buildable Usable Rentable Floor Area	14,438					
Square Feet including buildable FAR Air Rights			7,500	6,938		
UNUSED BUILDABLE ADDITIONAL SQUARE FOOTAGE (Or SF Over FAR)	-77,962					
TOTAL EXISTING USABLE BUILDING SQUARE FOOTAGE NOW:	92,400		46,200	46,200		
Daycare & Deli	2		1	1		
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
<u>Layout Summary:</u> (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:		# of Units				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				
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%	Occupancy Rate	48	30	78	78		
RESIDENTIAL INCOME PROJECTED :		76	Replace with Visiting Super	\$973,731	\$657,796	\$1,631,526	\$1,664,157		
SUPER'S 2 BR UNIT INCOME PROJECTED (E 21 ST)				\$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	Square Feet	\$21.08	\$33.76	\$18.35	\$18.72		
# of Units									
1	Daycare	1st & 2nd Floor		3,000	\$106,499	\$0	\$106,499		
1	Deli	Ground Floor		500	\$0	\$48,000	\$48,000		
Laundry (Coin based)					\$5,400	\$5,400	\$0		
Bike Rack Room (20 Racks at \$10/rack/month)		Basement			\$1,186	\$638	\$0		
Storage Room (30 Cages at \$20/cage/month)		Basement			\$6,156	\$3,078	\$0		
2 Rooftop Cellular Leases (at \$2,500 each/month)		Roof			\$30,000	\$30,000	\$0		
2	TOTAL COMMERCIAL/RETAIL GROSS ANNUAL RENTAL INCOME:			3,500	\$106,499	\$48,000	\$154,499		
TOTAL GROSS ANNUAL RENTAL INCOME ACTUAL & PROJECTED ALL SOURCES:					\$1,080,230	\$705,796	\$1,786,025		
EXPENSES: (Estimated Ordinary Operating Expenses)				2249 E 21st Street	2113 Avenue V	COMBINED	PROJECTED COMBINED		
Expenses: (As Per Seller) PROJECTED		Visiting Super	\$500 Per month						
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				\$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		
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		
							Page 9 of 43		

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 <u>All Lenders, Appraisers will not value it based on the following:</u>				
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 (Based On The Above Information Before Capital Improvements, and prepayment penalty if applicable etc.)		\$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) ROL:	ROI: Initial Cash On Cash Return on Investment With Proposed New Financing: (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)				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:		
As of Date:		
9/3/2025	<p>A Class HPD Housing Violations:</p> <p>B Class HPD Housing Violations:</p> <p>C Class HPD Housing Violations:</p> <p>I Class HPD Housing Violations:</p> <p>Total Number of HPD Housing Violations:</p> <p># of Open DOB Department of Building Violations:</p> <p># of Open ECB Environmental Control Board Violations:</p> <p># of Open Complaints:</p>	<p>11</p> <p>44</p> <p>10</p> <p>0</p> <p>129</p> <p>0</p> <p>0</p> <p>0</p>

2249 E 21 Street	2113 Avenue
11	1
44	2
10	1
0	1
65	6
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 ALL'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.

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

2 PROPERTIES COMBINED BOV



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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 Depth	85	85	170	63.22	89	85		
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					
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.

-35%



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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 Comparable 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
Gross Income Subject Property:				78	78	78	
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.



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		



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6	A	A1	A2	B1	B2	B3	=
VALUATION METHODOLOGIES:	<u>\$PSF Valuation of Subject Property:</u> Price Per Existing Usable Square Foot Built Now Based on Actual Recent Comparable Buildings SOLD Data In This Report:	<u>\$PSF Valuation of Subject Property:</u> Price Per Existing Usable Square Foot Built Now Based on Comparable TCRG Market Survey Year End 2024 Sheepshead Bay, Brooklyn Area	<u>\$PSF Valuation of Subject Property:</u> 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 Comparable 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
Gross Income Subject Property:				48	48	48	
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.



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		



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6	A	A1	A2	B1	B2	B3	=
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Gross ACTUAL BUILT USABLE Square Footage:	46,200	46,200	46,200	# of Units	# of Units	# of Units	2113 Avenue V Brooklyn NY 11229
Gross Income Subject Property:				30	30	30	
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.



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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

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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..



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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 BED S	# OF BAT HS	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 Annualy \$ 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**

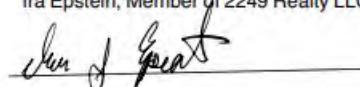
Value of superintendent's apartment to buyer (\$2500/month)	\$ 30,000.00
Visiting super on the block (\$500/month)	-\$6 ,000.00

Projected buyers NOI **\$72 2,947.00**

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

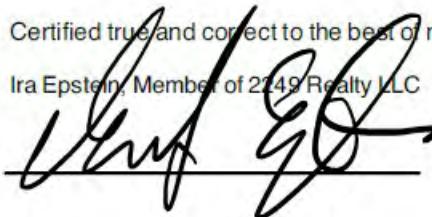
Certification:

Certified true and correct to the best of my knowledge

By:

Ira Epstein, Member of 2249 Realty LLC

Signature



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

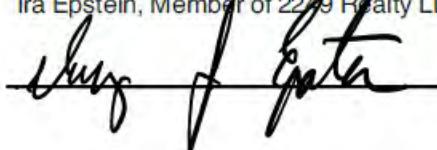
Total: **\$320,378.91**

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





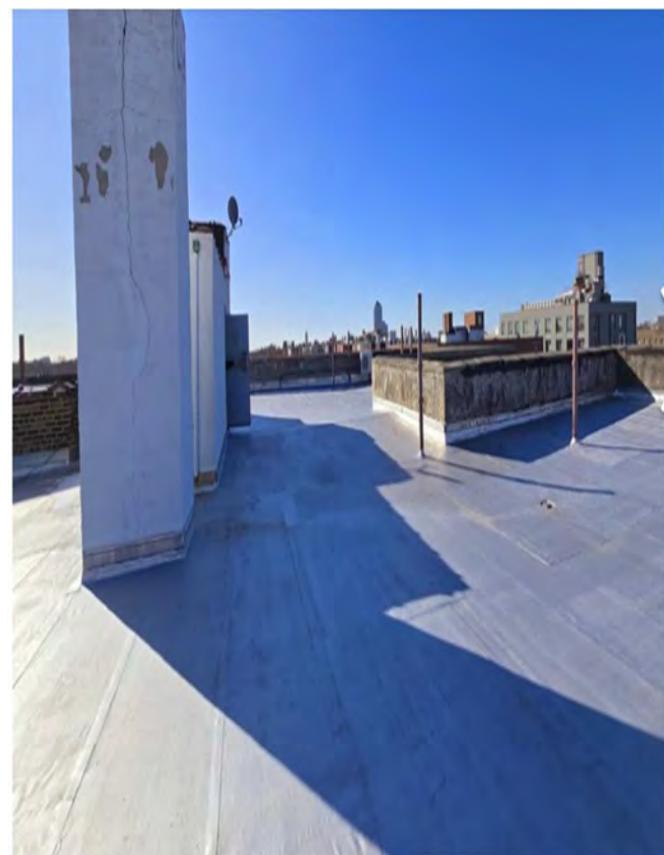
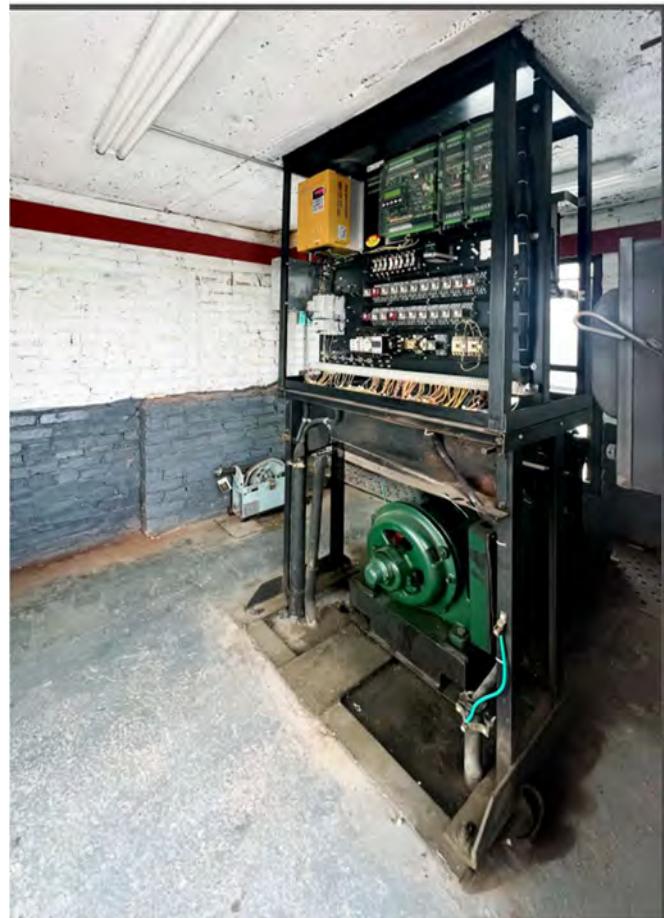
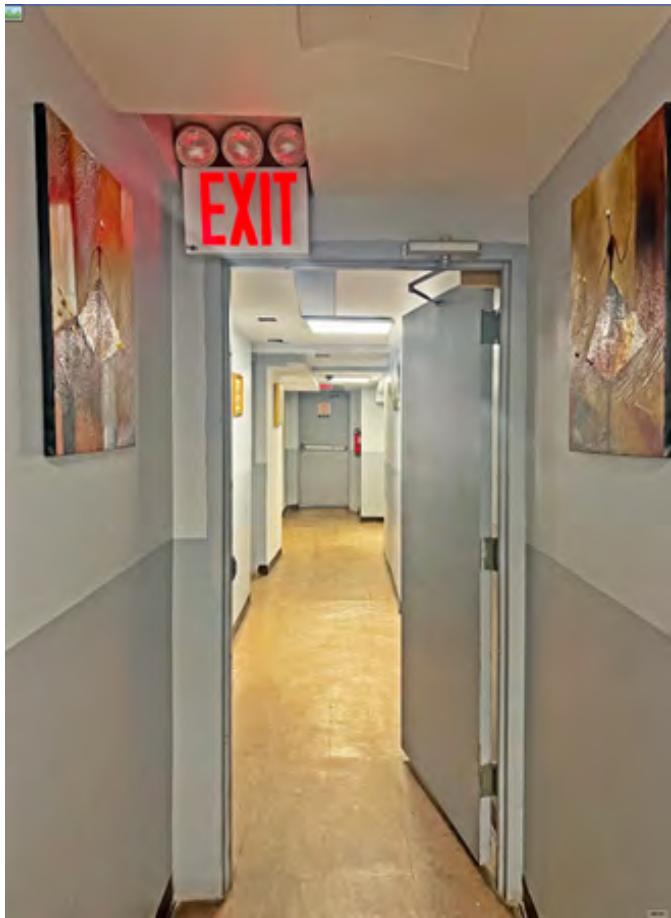


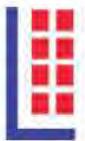












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(800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



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..



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						\$ 58,816.30	
Total Annually						\$ 705,795.60	

2113 Realty LLC

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

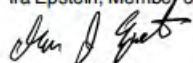
Property Taxes	\$ 128,880.09
Insurance	\$ 38,799.00
Water/Sewer	\$ 67,153.58
Con Edison (Electricity, Heating)	\$ 14,930.45
Elevator Service	\$ 6,298.88
Exterminating	\$ 1,899.88
Fuel /Gas	\$ 58,311.96
Repairs and Building Maintenance:	\$ 17,860.50
Approved Oil Company	\$ 1,403.31
Berger Boiler Corp. (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

<u>NOI</u>	<u>\$ 371,661.26</u>
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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

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