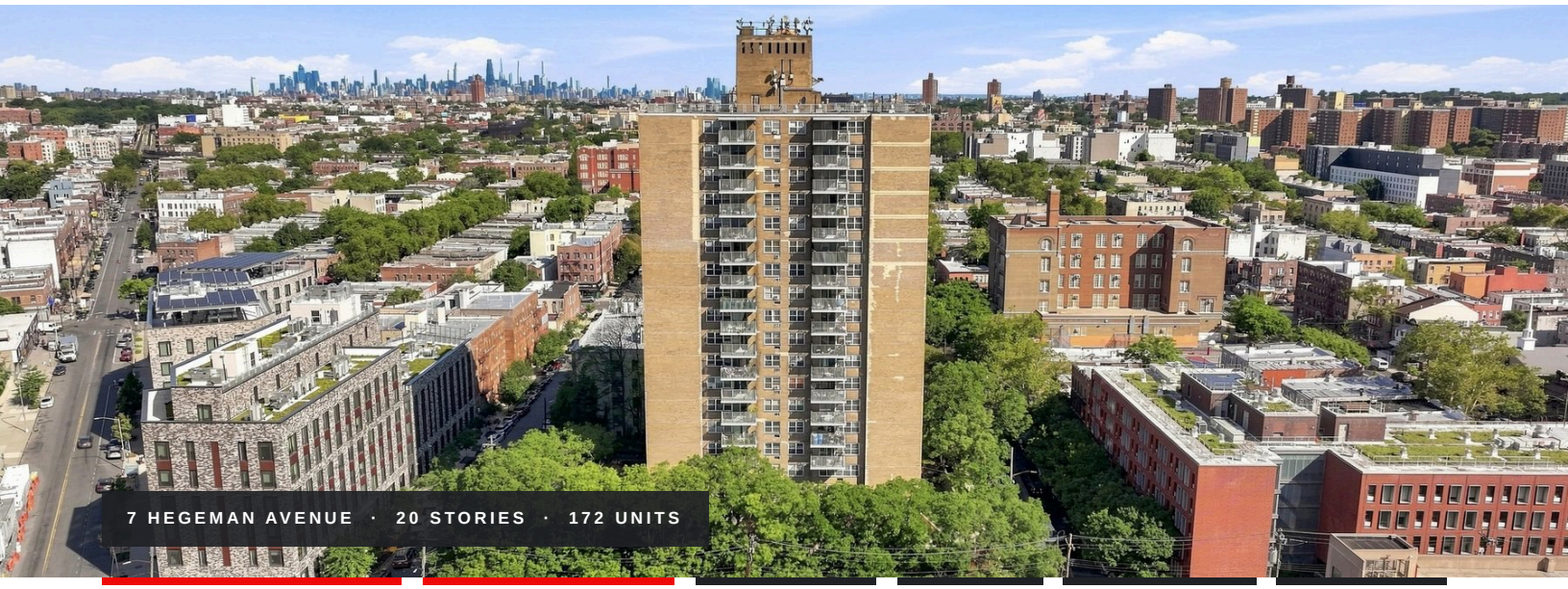
EXCLUSIVE LISTING · FOR SALE · MULTIFAMILY PORTFOLIO + DEVELOPMENT SITE

The Brookdale Portfolio of Brooklyn

Brookdale Hospital Area, Brooklyn · 381 Units · 4 Buildings · 2 Retail Storefronts



OFFERING PRICE	PRICE PER UNIT	CAP RATE	UNITS	PRICE / SF	OCCUPANCY
$60,000,000	$157,480	6.39%	381	$166.24	~98%

THE OFFERING

Exclusively brought to you by 5 Boro Realty Corp: the Brookdale Portfolio of Brooklyn, a four-building, 381-unit rent-stabilized multifamily package with two retail storefronts in the Brookdale Hospital area of Brooklyn. The buildings sit on and beside the Brookdale Hospital campus, one of the largest employment anchors in this part of the borough.

The portfolio combines three elevator buildings with one four-story walk-up, 104 parking spaces on two sites, and a separate R6 zoned parking parcel at 552 Amboy Street that a zoning study shows supports roughly 11,858 SF as of right, or about 21,021 SF for qualifying affordable or senior housing.

Ownership reports adjusted gross income of $7,314,629, adjusted NOI of $3,835,489 and occupancy of approximately 98%. At the $60,000,000 asking price, this represents a 6.39% cap rate, $157,480 per unit and $166.24 per building SF on 360,918 SF.

THE PORTFOLIO

PROPERTY	UNITS	BUILDING SF	STORIES
7 Hegeman Avenue	172	158,620	20
660 East 98th Street	113	121,472	12
505 Rockaway Parkway	54	45,318	6
525 Rockaway Parkway	42	35,508	4
Four buildings	**381**	**360,918**	
552 Amboy Street	R6 parking parcel · 5,390 SF lot		

Ownership reports roughly $2 million invested in facade and terrace restoration across the two high rises, and both filed SAFE on their most recent facade (FISP) cycle. The 7 Hegeman garage filed SAFE on its first parking structure (PIPS) inspection, an elevator modernization agreement is executed at 660 East 98th, and 2026 DHCR filings are complete with no rent reduction orders in effect.

Step into this opportunity to grow your portfolio and scale in the growing Brooklyn market. Reach out to the listing brokers for information and touring of the properties.



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THE BUILDINGS

Four Buildings Anchored by Brookdale Hospital

THE BROOKDALE PORTFOLIO OF BROOKLYN



7 Hegeman Avenue

172 UNITS · 20 STORIES · 49-SPACE GARAGE



660 East 98th Street

113 UNITS · 12 STORIES · 55-SPACE LOT



505 Rockaway Parkway

54 UNITS · 6 STORIES · 2 STOREFRONTS



525 Rockaway Parkway

42 UNITS · 4 STORIES · ATTACHED TO THE HOSPITAL

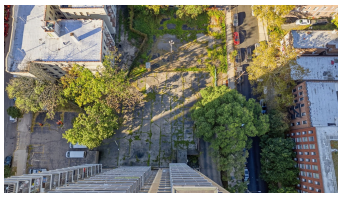
DEVELOPMENT SITE, CONVEYS WITH 7 HEGEMAN

552 Amboy Street

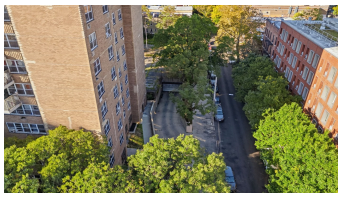
A separately taxed R6 lot on Block 3621, Lot 49, used for surface parking today. A zoning study shows about 11,858 SF as of right, or about 21,021 SF for qualifying affordable or senior housing. A buyer gets a ground-up option beside its own tower with no separate land purchase.

ZONING STUDY	FAR	BUILDABLE SF	MAX HEIGHT
As of right	2.20	11,858	55 ft
Affordable or senior	3.90	21,021	85 ft

Block & lot	**3621 / 49**
Frontage x depth	**77.25 x 100 ft**
Current use	**Licensed parking lot**
Map layers	**Transit zone, FRESH area**



552 Amboy Street 5,390 SF lot



7 Hegeman Garage 49 spaces

THE HOSPITAL

505 and 525 Rockaway Parkway share Brookdale University Hospital Medical Center's tax block, with 525 directly attached to the hospital facilities. 660 East 98th Street faces the campus across Linden Boulevard, and 7 Hegeman is about two blocks northeast.

GETTING AROUND

Linden Boulevard is within about 0.2 miles of every building. The B60 and B15 run past the portfolio, the 3 train is an 8 to 10 minute walk, and JFK is about 14 minutes by car.

THE MARKET

Within one mile, 76.7% of occupied homes are rented across 48,667 households, and one and two star rental vacancy runs about 1.5%.

Rent rolls, trailing operating statements, DHCR registrations, lease abstracts and the zoning study are released to qualified principals on a signed confidentiality agreement and proof of funds. Tours by appointment only through the listing brokers. Please do not contact tenants, building staff or the hospital.



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Information is from ownership and sources believed reliable but has not been verified by 5 Boro Realty Corp, which makes no representation or warranty as to its accuracy. Unit counts, square footage, zoning and buildable area are approximate and subject to purchaser verification. The owner may withdraw the properties or change terms at any time.