



\$4,500,000

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213 Ashland Place
Fort Greene, Brooklyn

213 ASHLAND PLACE

FORT GREENE | BROOKLYN, NY 11217

213 Ashland Place presents a rare opportunity to acquire a fully renovated four-unit, 100% free-market brownstone investment property located in the heart of Fort Greene's Historic Landmark District. Originally built in 1900 and comprehensively gut renovated in 2016, the property offers investors and owner-users a turnkey asset in one of Brooklyn's most sought-after neighborhoods.

Comprised of four above-grade floors and a finished callar, the property's flexible layout provides multiple ownership scenarios. A purchaser may elect to combine the finished callar, garden level, and parlor level to create a spacious owner's duplex while producing units. Alternatively, the property lends itself to the creation of an expansive owner's triplex while maintaining rental income from the remaining apartments. This flexibility makes 213 Ashland equally appealing to investors and owner occupants seeking a premier Fort Greene residence with the benefit of supplemental income.



\$4,500,000



FOUR-UNIT
INVESTMENT
PROPERTY



FULLY GUT
RENOVATED
IN 2016



OWNER-OCCUPANCY
FLEXIBILITY
DUPLEX OR TRIPLEX
OPTIONS



PRIME FORT
GREENE
LOCATION
NEAR FORT GREENE PARK &
ARTS CENTER BUILDING



100% FREE
MARKET UNITS
INCOME-PRODUCING
POTENTIAL

213 Ashland Place

Fort Greene Historic District
Brooklyn, NY 11217

Asking Price

\$4,500,000

BUILDING METRICS

Units	4
Building Area	3,040 SF
Price / Unit	\$1,125,000
Price / SF	\$1,480
Annual Taxes	\$24,517

RENT ROLL

Unit	Status	Unit Type	Beds	Baths	SF	Current Rent	\$/SF	Pro Forma	\$/SF	Lease End
1	FM	1BR/1BA + Garden	1	1	760	\$4,250	\$67.11	\$5,200	\$82.11	5/31/2027
2	FM	1BR/1BA	1	1	760	\$4,300	\$67.89	\$4,875	\$76.97	5/31/2027
3	FM	1BR/1BA	1	1	760	\$4,420	\$69.79	\$4,875	\$76.97	10/31/2026
4	FM	1BR/1BA	1	1	760	\$3,971	\$62.70	\$4,775	\$75.39	6/30/2027
Monthly Total					3,040	\$16,941		\$19,725		
Annual Total						\$203,292		\$236,700		

PROPERTY OVERVIEW

Lot Size	19' × 75' (1,425 SF)
Building Size	3,040 SF
Stories	4 + Finished Basement / Cellar
Year Built	1930 (Gut Renovation 2016)
Zoning	R6B
Tax Class	2A
Landmark District	Yes
Historic District	Yes
Occupancy	4 of 4 Occupied (100%)
Unit Composition	100% Free Market
Annual Taxes	\$24,517

OPERATING EXPENSES & NOI

EXPENSE	CURRENT	PRO FORMA	% EGI
Real Estate Taxes	\$24,517	\$27,636	12.1%
Insurance	\$4,200	\$4,400	2.1%
Water & Sewer	\$1,300	\$1,350	0.6%
Gas / Heating	\$2,140	\$2,050	1.1%
Repairs & Maintenance	\$1,900	\$1,950	0.9%
Management Fee	\$5,082	\$6,000	2.5%
Super	\$900	\$950	0.4%
Total Operating Expenses	\$40,039	\$44,336	19.7%
Net Operating Income	\$163,253	\$192,364	—

213 Ashland Place

Fort Greene Historic District

Address	213 Ashland Place
Neighborhood	Fort Greene
Borough	Brooklyn
Historic District	Fort Greene Historic District
Block / Lot	2096 / 12
Lot Dimensions	19' x 75'
Building Dimensions	19' x 40'
Gross Building Area	3,040 SF
Stories	Four Stories + Finished Cellar
Zoning	R6B
Tax Class	2A
Annual Taxes	\$24,517
Occupancy	Four Apartments - 100% Free Market
Renovation	Fully Gut Renovated (2016)



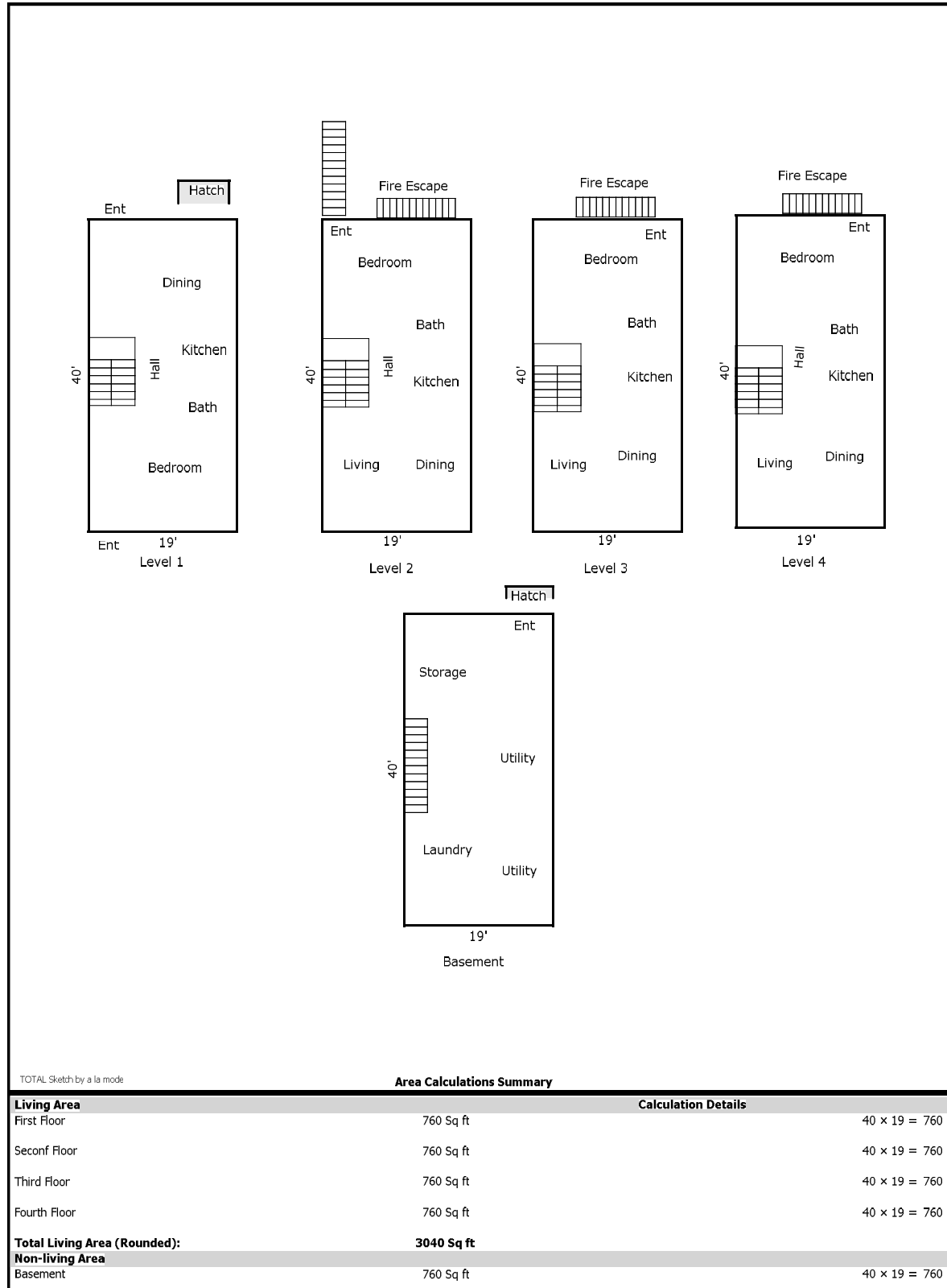






Building Sketch

Borrower	213 Ashland Property LLC		
Property Address	213 Ashland Place		
City	Brooklyn	County	Kings
		State	NY
		Zip Code	11217
Lender/Client	BCB Bank		









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Fort Green, Brooklyn