

1277 Lincoln Place: 24-Bedroom Corporate Housing Asset

Exclusive Multi-Family Investment in Crown Heights,
Brooklyn NY

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The Investment Thesis: Why Buy Now?



Turn-Key Gut Renovation

Completely renovated building with brand new mechanical systems, plumbing, electrical, and HVAC.

Zero deferred maintenance or immediate capital expenditure required. Move-in ready for premium tenants.



Recession-Proof Demand

Direct access to three major medical centers creates consistent tenant pipeline of medical professionals, residents, and fellows.

Healthcare sector provides stable, high-quality tenant base regardless of economic cycles.

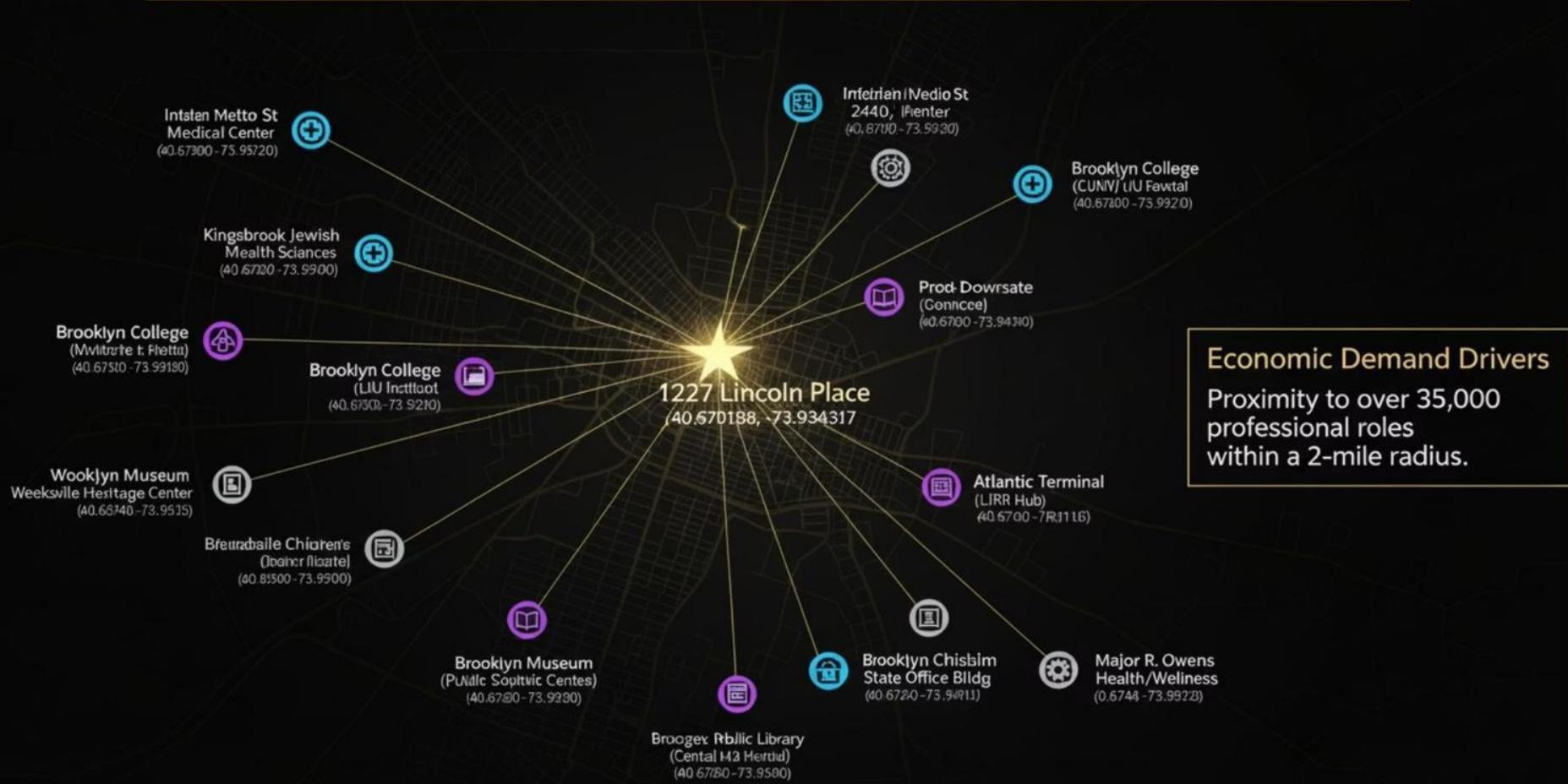


Free-Market Status

No rent control or stabilization restrictions. Immediate opportunity to capture full market-rate upside.

Complete flexibility for corporate housing, medical housing, or traditional rental strategies.

The Institutional Center of Crown Heights: Mega-Anchor Analysis



Location Intelligence: Strategic Access to Key Destinations



Origin Point

1277 Lincoln Place, Brooklyn NY 11213



Medical Centers

- Kingsbrook Jewish Medical Center: 0.8 mi / 4 min
- Interfaith Medical Center: 0.9 mi / 5 min
- NYC Health + Hospitals/Kings County: 1.5 mi / 7 min
- SUNY Downstate Health Sciences: 1.7 mi / 9 min



Education

- Medgar Evers College CUNY: 1.5 mi / 8 min
- Brooklyn College: 3.7 mi / 20 min



Retail

- Target Church Ave: 2.8 mi / 16 min
- Target Atlantic Terminal: 2.9 mi / 14 min

■ Medical Centers | ■ Education | ■ Retail

Distances and travel times are approximate estimates from the origin point.

INSTITUTIONAL OFFERING

INVESTMENT MEMORANDUM

6-UNIT MULTIFAMILY

100% FREE-MARKET

The Institutional Core

\$5,500,000

1277 Lincoln Place, Crown Heights

MEDICAL CLUSTER

Interfaith Medical Center

0.4 mi

Kingsbrook Jewish

0.6 mi

SUNY Downstate

1.2 mi

COMMUNITY ANCHORS

Brooklyn Museum

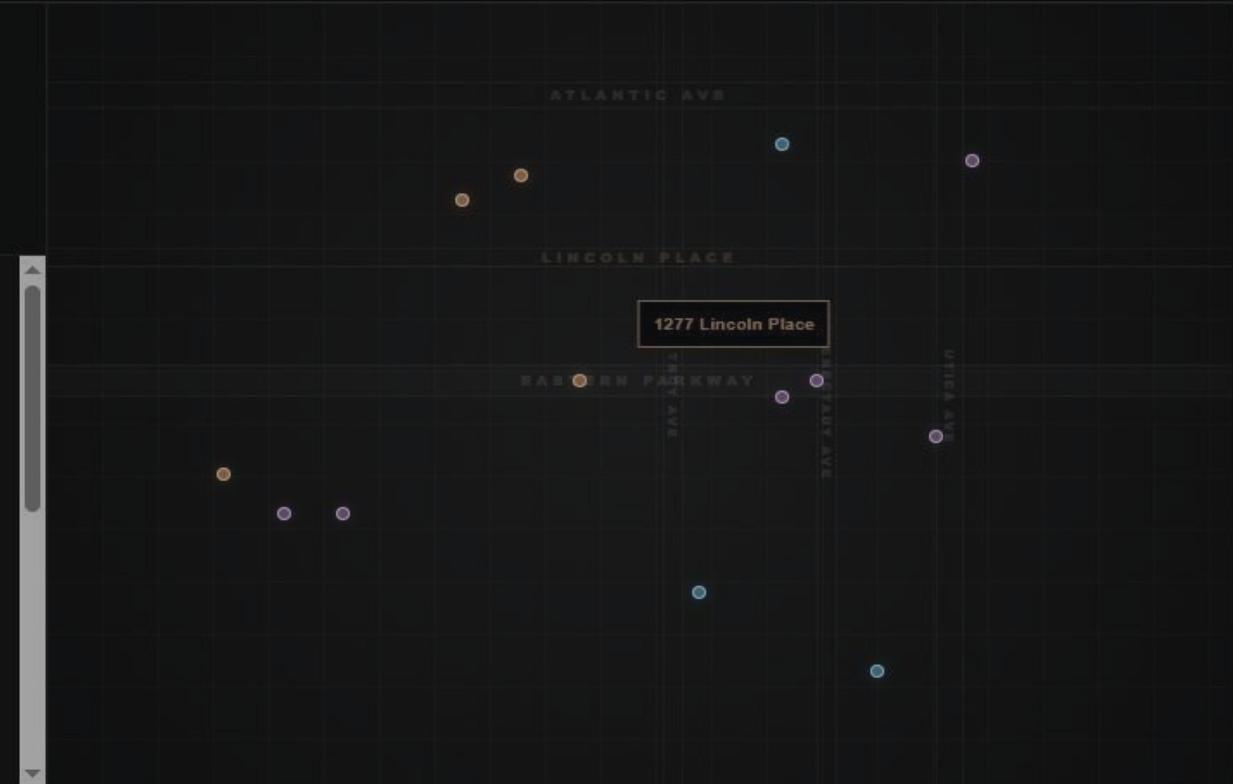
1.5 mi

Children's Museum

0.3 mi

Jewish Children's Museum

0.9 mi



Optimized for Corporate Housing Operators

Why This Building Dominates the Short-Term Professional Market



Large 4BR Configurations

Six spacious 4-bedroom units with generous square footage allow corporate housing operators to maximize per-bed revenue. Ideal for shared professional housing serving medical residents, graduate students, or corporate relocations. Each bedroom accommodates full-size furniture.



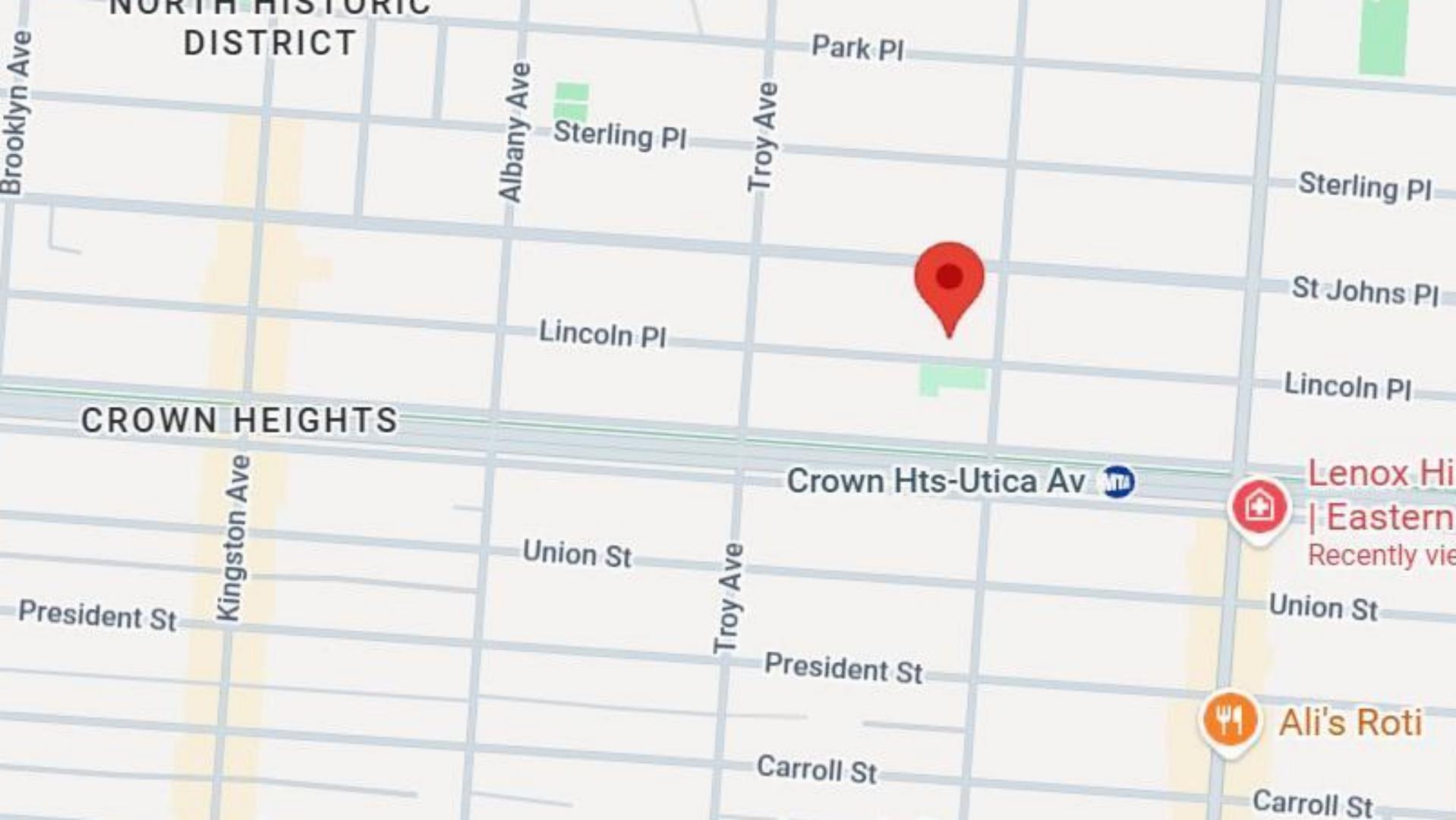
Executive-Grade Amenities

Central HVAC in every unit ensures climate control year-round. Completely renovated modern kitchens with stainless steel appliances and marble countertops meet executive housing standards. In-unit laundry hookups and finished basement laundry facility provide tenant convenience.



Unmatched Transit Access

1 block from 3 & 4 Express Trains at Utica Avenue station provides 25-minute direct service to Manhattan. This proximity is critical for corporate tenants and medical professionals commuting to downtown hospitals or business districts.

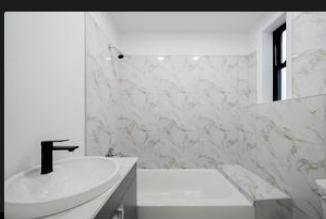


Interior Excellence: The White-Glove Renovation Standard

Every Detail Reflects Top-of-Market Quality



Complete gut renovation to luxury rental specifications commands premium rents of \$4,200-\$4,800 per unit. Finishes include wide-plank oak flooring, Carrara marble countertops, stainless steel appliance packages, recessed LED lighting throughout, and modern bathroom fixtures. Zero deferred maintenance-tenants move into perfection.

















EXIT





Financial Upside & By-The-Bed Revenue Potential

Asking Price: \$5,500,000 | Exceptional Yield Opportunity

\$5,500,000

Price Per SF: **\$752**

Price Per Unit: **\$917K**

Price Per Bedroom: **\$229K**

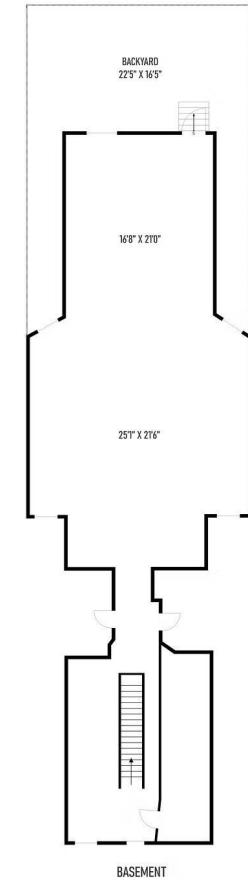
Significantly below replacement cost for new construction in Crown Heights, which exceeds \$1,000 per SF.

Revenue Strategy Comparison



With 24 total bedrooms across 6 units, the by-the-bed strategy targeting medical professionals and corporate tenants generates projected annual NOI of \$280K-320K, representing 5.1-5.8% cap rate with significant operational upside as market rents continue rising in medical corridors.





LEFT

RIGHT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Intelligent Design: Maximizing Space and Revenue -Actual

Thoughtfully designed layouts cater specifically to the demands of corporate and medical housing, ensuring both comfort and exceptional rental income potential.



Each of the six spacious 4-bedroom units offers a highly functional configuration, providing ample private and communal space. With an average unit size of 1,200 sq ft, these layouts are ideal for professional co-living, maximizing per-bed revenue while maintaining a premium living experience.

Unit Breakdown & The Floorplan Advantage

Exceptional Building Width Creates Superior Unit Economics

7,308 SF

Total Building Area

6 Units

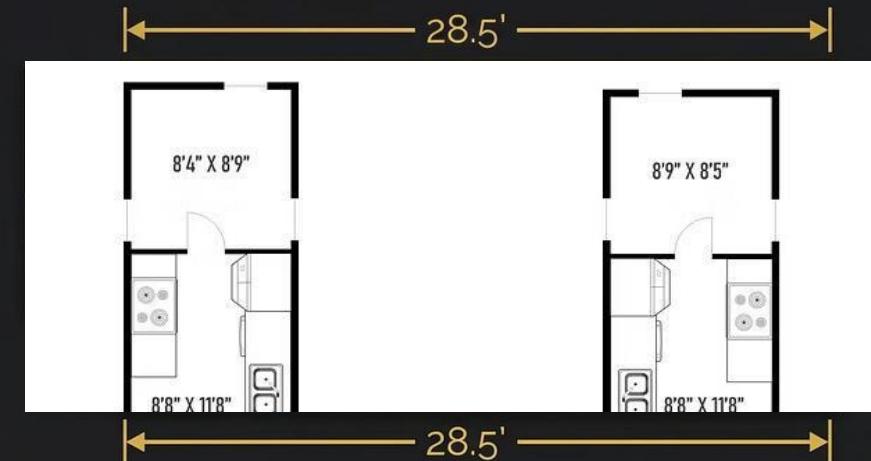
Four-Bedroom Apartments

24 Bedrooms

Total Rentable Rooms

28.5 Feet

Building Width



Standard brownstones are built on 20-foot lots—this property's 28.5-foot width provides 42% more frontage, allowing for larger bedrooms (averaging 140 SF vs. 110 SF standard), more spacious common areas, and better natural light penetration. This translates directly to higher rent capture and tenant satisfaction.

Modern Infrastructure for Low-Oversight Management

Technology-Enabled Operations Reduce Owner Involvement



Brand New Core Systems

Completely replaced plumbing throughout building with PEX piping. New 400 amp electrical service with individual circuit breakers per unit. transferable warranties, eliminating surprise maintenance costs for first 3-5 years.



Advanced Security & intercom

Dedicated video intercom display system installed in each unit allows tenants to screen visitors without leaving apartment. Building entry system reduces unauthorized access and provides property manager remote monitoring capability.



Central HVAC Per Unit

Individual forced air heating and cooling systems in each apartment provide zone control and eliminate arguments over temperature. Energy efficient systems reduce utility costs while maintaining tenant comfort year round.



Finished Basement & Laundry

Completely renovated basement with epoxy-coated floors, professional lighting, and has access and hookups for a washer and dryer for tenant comfort. Separate storage areas for each unit included.

Strategic Medical Corridor – Crown Heights



Interfaith
Medical Center

40.678034, -73.919219



1277 Lincoln Place

40.670188, -73.934317



Kingsbrook Jewish
Medical Center



Interfaith Medical Center

40.670184, -73.934219

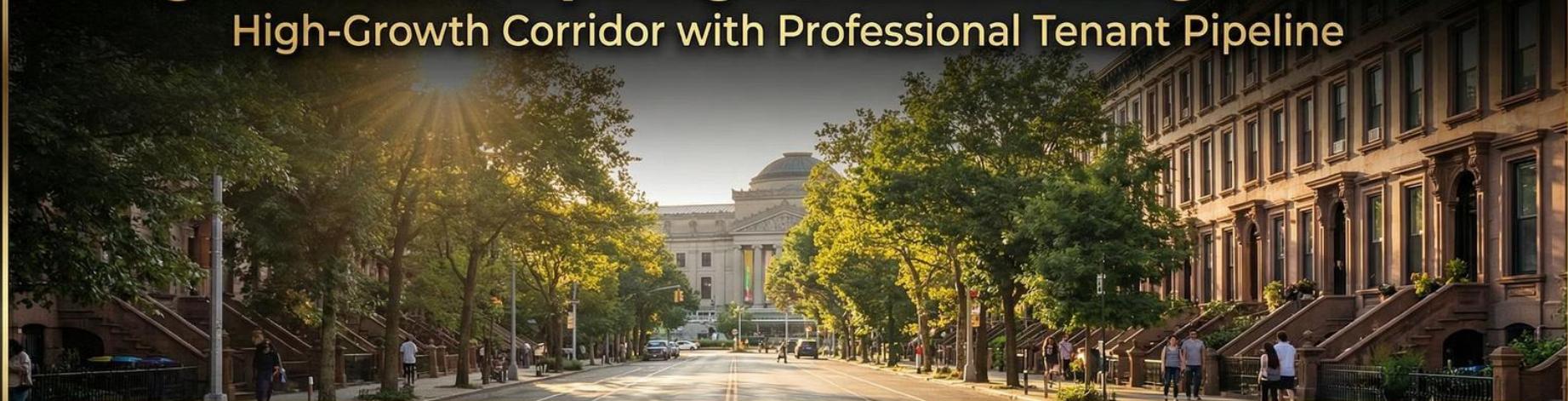


SUNY Downstate
Medical Center

Unprecedented demand for medical professional housing

Neighborhood Spotlight: Crown Heights North

High-Growth Corridor with Professional Tenant Pipeline



Crown Heights North sits at the intersection of cultural significance and economic transformation. Located along Eastern Parkway, the property benefits from proximity to Brooklyn Museum, Brooklyn Botanic Garden, and Prospect Park—world-class amenities that attract high-income professionals.

The neighborhood has experienced massive influx of graduate students from nearby universities and young medical professionals from the three surrounding hospitals. Median rentave increased 34% over the past five years, yet demand continues to outpace supply, particularly for professionally-managed, high-quality housing.

Transit access via 3/4 express trains provides 25-minute commute to Manhattan, making this location ideal for professionals who want Brooklyn lifestyle with Manhattan employment.

Secure This Asset

Exclusive Listing Opportunity



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