

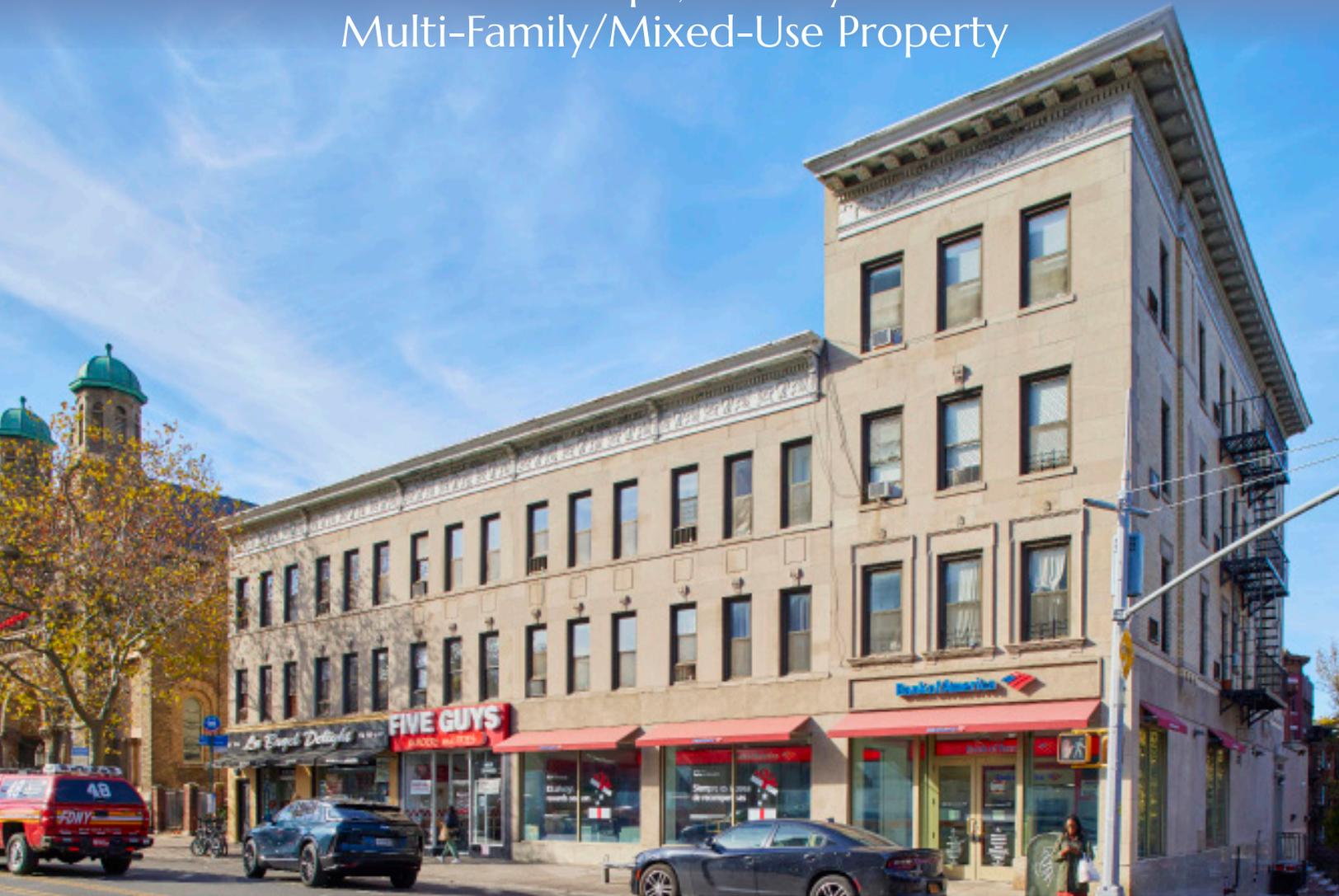
**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW YORK  
PROPERTIES

**FOR SALE**

**274 Seventh Ave**

Park Slope, Brooklyn  
Multi-Family/Mixed-Use Property



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# 274 SEVENTH AVENUE Park Slope, Brooklyn

## Multi-Family / Mixed-Use Property

- For the first time in generations 274 Seventh Ave is available for sale.
- This immaculately maintained property boasts stellar financials as well as newly replaced and exceptionally maintained building mechanicals.
- The value-add proposition is simple...increase Fair Market rents. From the roof to the basement this property is an investors dream.
- A total of 29 units, 7 stabilized and 19 Fair Market, 3 commercial.
- All long-term commercial tenants are AAA rated and NNN net.
- Directly across from Columbia Presbyterian Methodist Hospital, in the hub of commerce that makes Seventh Ave famous.
- The property sits 2 blocks from Brooklyn's fabulous trophy playground, Prospect Park!
- Seventh Ave is easily accessible by MTA bus routes running on the Ave and the F and G subway station, only 2 blocks away.

# 274 Seventh Ave Park Slope, Brooklyn – 23/24 Financials/Rent Roll

## July 7, 2025

Unit	Type	Lease Type	Lease From	Lease To	ProForma	Current
					Tenant Rent	Tenant Rent
284-1A	1b1b	Fair Market	06/15/2025	06/15/2026	3,840.00	2,300.00
284-1B	1b1b	Fair Market	07/01/2025	06/30/2026	4,000.00	2,450.00
284-1C	1b1b	Stabilized	09/01/2024	08/31/2026	1,709.88	1,756.90
284-1D	1b1b	Fair Market	06/06/2025	05/06/2026	3,940.00	2,500.00
284-1E	1b1b	Fair Market	08/01/2025	07/31/2026	3,990.00	2,000.00
284-1F	1b1b	Stabilized	06/22/2025	06/21/2026	1,432.58	1,471.98
284-1G	1b1b	Fair Market	07/06/2025	06/06/2026	4,050.00	2,600.00
284-1H	1b1b	Fair Market	05/21/2025	05/31/2026	4,125.00	2,600.00
284-1I	1b1b	Stabilized	02/15/2024	02/14/2026	1,900.00	2,015.70
284-1J	studio	Fair Market	10/01/2024	09/30/2025	4,125.00	2,425.00
284-2A	1b1b	Fair Market	01/04/2025	03/31/2026	3,800.00	2,125.00
284-2B	1b1b	Fair Market	09/01/2024	08/31/2025	4,025.00	2,300.00
284-2C	1b1b	Fair Market	08/01/2025	07/31/2026	4,000.00	2,160.00
284-2D	1b1b	Fair Market	05/01/2025	04/30/2026	4,100.00	2,330.00
284-2E	1b1b	Fair Market	01/08/2024	07/31/2025	4,050.00	2,200.00
284-2F	1b1b	Fair Market	03/21/2025	03/31/2026	3,900.00	2,500.00
284-2G	1b1b	Stabilized	09/01/2024	08/31/2025	1,419.69	1,462.28
284-2H	1b1b	Fair Market	09/01/2024	08/31/2025	4,015.00	2,325.00
284-2I	1b1b	Fair Market	01/07/2025	06/30/2026	3,800.00	2,425.00
284-2J	1b1b	Stabilized	09/01/2024	08/31/2025	1,786.47	1,840.06
476-1A	1b1b	Fair Market	01/06/2025	05/31/2026	4,175.00	2,950.00
476-1B	1b1b	Fair Market	01/04/2023	03/31/2026	4,250.00	3,050.00
476-2A	1b1b	Fair Market	05/15/2024	06/30/2025	4,150.00	2,800.00
476-2B	1b1b	Stabilized	09/01/2025	08/31/2027	1,660.13	1,747.29
476-3A	1b1b	Fair Market	03/15/2025	03/31/2026	4,000.00	2,900.00
476-3B	1b1b	Stabilized	09/01/2024	08/31/2025	1,225.20	1,261.96
A	1b1b	Commercial	01/01/2021	11/30/2027	72,727.50	33,333.33
B	1b1b	Commercial	01/01/2021	03/31/2028	21,515.00	22,825.26
C	1b1b	Commercial	04/01/2021	06/30/2031	22,168.83	23,445.32

<b>Grand Totals:</b>	<b>29 Total Units</b>	<b>203,880.28</b>	<b>138,350.08</b>
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\*Represents Park Slope Market Rents, 2022 Actual Commercial Rent B of A

## Rent Roll

Unit Classification	Rent	Lease Expir
Residential Apt	\$938,645	1/1-7/7/25
Tenant Escalat	\$404,486	1/1-12/31/25
Commercial	\$955,247	1/1-12/31/25

## Expense Review

Expenses	Amount
RE Tax	(\$664,706)
Less Tenant Contrib	\$373,765
Insurance	\$53,664
Utilities	\$156,593
Rep/Maint	\$69,077
Payroll/Benef/Taxes	\$116,165
Management	\$34,411
Supplies	\$14,587
Profess Fees	\$56,550
Miscellaneous	\$6,381

## Proforma

Unit Classification	Rent	Expenses	Amount
Residential Apt	\$1,049,624	RE Tax	(\$664,706)
Tenant Escalat	\$404,486	Less Tenant C	\$403,706
Commercial	\$1,164,113	Insurance	\$53,664
		Utilities	\$156,593
		Rep/Maint	\$69,077
		Payroll/Benef/T	\$116,165
		Management	\$34,411
		Supplies	\$14,587
		Profess Fees	\$56,550
		Miscellaneous	\$6,381

<b>CURRENT TOT/</b>	<b>\$2,298,378</b>	<b>TOTAL:</b>	<b>\$881,193</b>
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<b>PROFORMA TOTA</b>	<b>\$2,618,223</b>	<b>TOTAL:</b>	<b>\$911,134</b>
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## BUILDING TOTALS

Annual Income **\$2,298,378**  
 Net Operating I **\$1,417,185**  
 Cap Rate 7.57%

## BUILDING TOTALS

Annual Proforma **\$2,618,223**  
 Net Oper Income **\$1,707,089**  
 Cap Rate 8.03%

**Unit Classicati** 19 Fair Market | 7 Stabilized | 3 Commercial

**Asking Price** Upon Request

**Cap Rate** 7.57%

**Size (GFA)** 26,000 sf

**Building** 2-Bldgs | 2/4 Flr |Walk-Up | Mixed-Use & Commercial

**Lot Size** 97 X 100, 9,700 SF

