

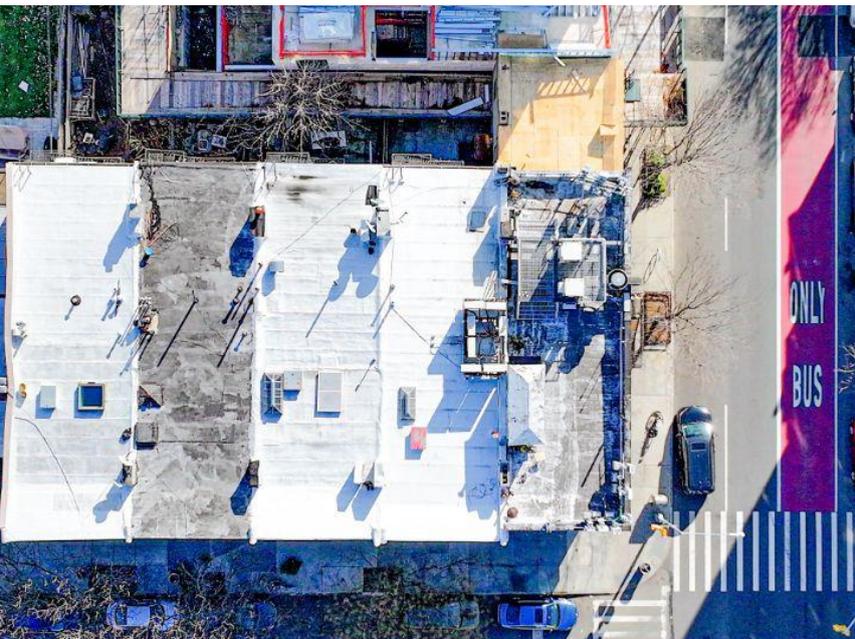
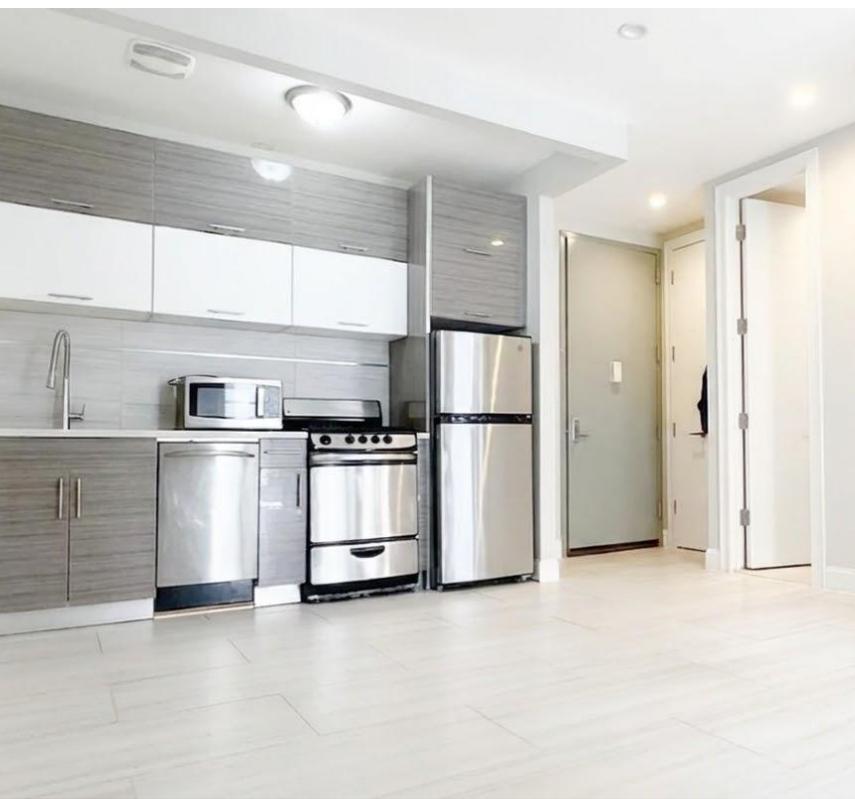
MATTHEWS™

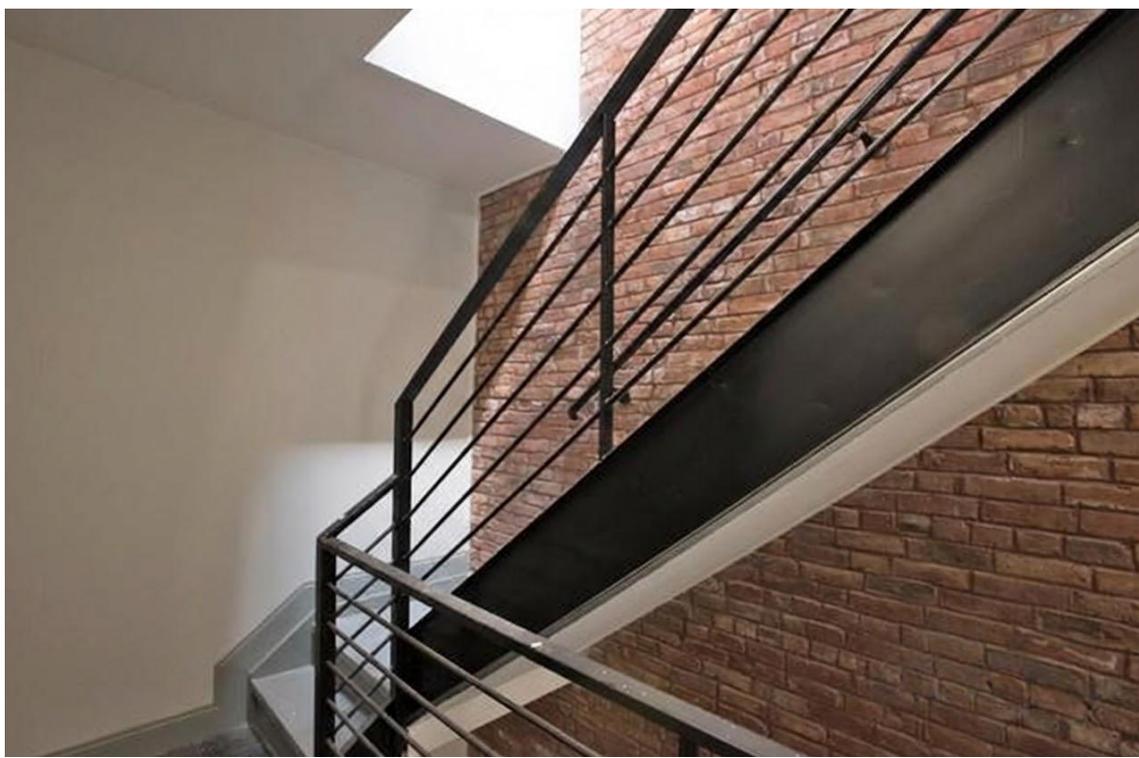
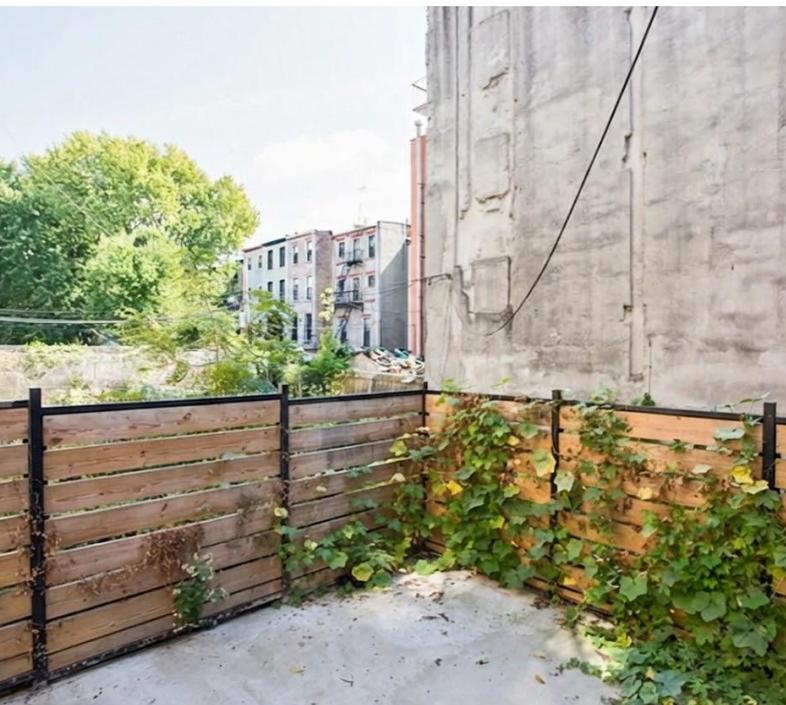


222 MONROE ST

Bedford Stuyvesant, Brooklyn, NY 11216

Multifamily Investment Opportunity | Offering Memorandum





THE OPPORTUNITY

\$3,000,000

List Price

Free Market Walkup

Opportunity

±4,800

Square Footage

20' x 60'

Building Size

A, C, G

Subway Accessibility

7 Residential Apts

Units

R6A

Zoning

20' x 80'

Lot Size

Class 2B | \$17,897

Taxes: '25-'26

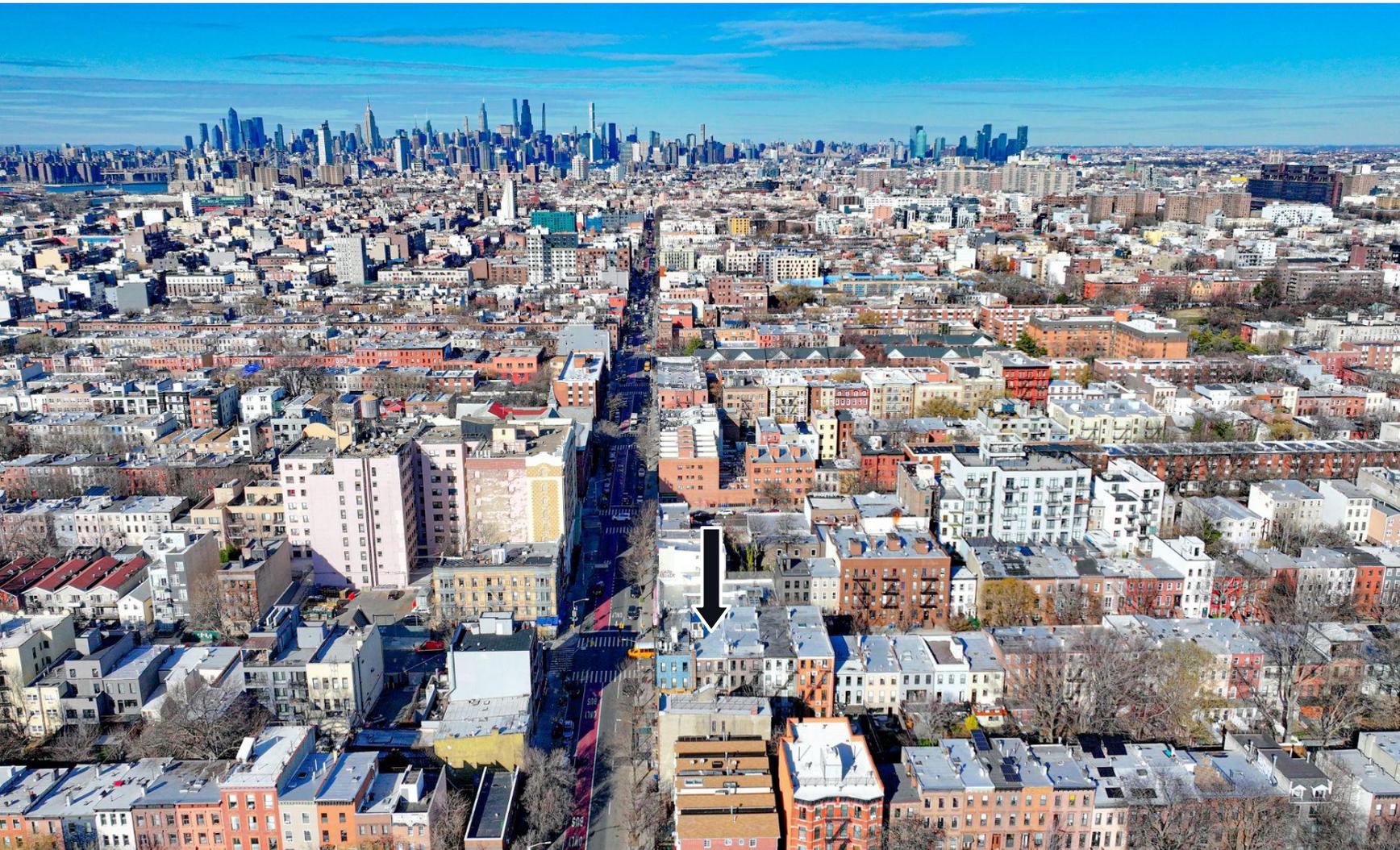


222 MONROE STREET, BROOKLYN

Investment Highlights

- **Fully Free Market:** The property is fully free market following substantial rehabilitation completed in 2017, with an approved Order and Determination Letter available upon request.
- **Cashflow + Upside:** Currently grossing \$250K+ per year, with upside ready to be unlocked as apartments renew or are re-leased at market rate
- **High End Finishes:** The entire property is fully renovated with high end finishes, separate utilities, individual heating and cooling (split units), quality recessed lighting, etc.
- **Owner-User Opportunity:** The building, neighborhood, and architecture all lend well to a hybrid owner/user/investor living in one or more of the units and renting out the rest.
- **Neighborhood Amenities:** Key Foods supermarket is directly across the street, with countless other retail and dining options nearby along neighboring Nostrand Avenue.
- **Protected Tax Class:** 2B tax class limits tax increases to no more than 8% a year or 30% over 5 years.

[Click to View Data Room](#)



REVENUE & EXPENSES

Unit	Type	Expiration	NSF	Current Rents		
				Rent	\$/SF	Annual
1st Floor	3 BR / 1½ BA Garden Duplex	7/31/2027*	1,820	\$4,500*	\$30	\$54,000
2F	1 BR / 1 BA	3/31/2027	500	\$2,700	\$65	\$32,400
2R	2 BR / 1 BA	6/30/2026	556	\$2,800	\$60	\$33,600
3F	1 BR / 1 BA	7/31/2026	500	\$2,500	\$60	\$30,000
3R	2 BR / 1 BA	11/30/2026	556	\$3,025	\$65	\$36,300
4F	1 BR / 1 BA	7/31/2026	520	\$2,550	\$59	\$30,600
4R	2 BR / 1 BA	8/31/2026	560	\$3,025	\$65	\$36,300
TOTAL:			5,012	\$21,100	\$51	\$253,200

* First floor duplex is on a two year lease. Monthly rent will increase to \$4,600 on August 1, 2026 through expiration on July 31, 2027

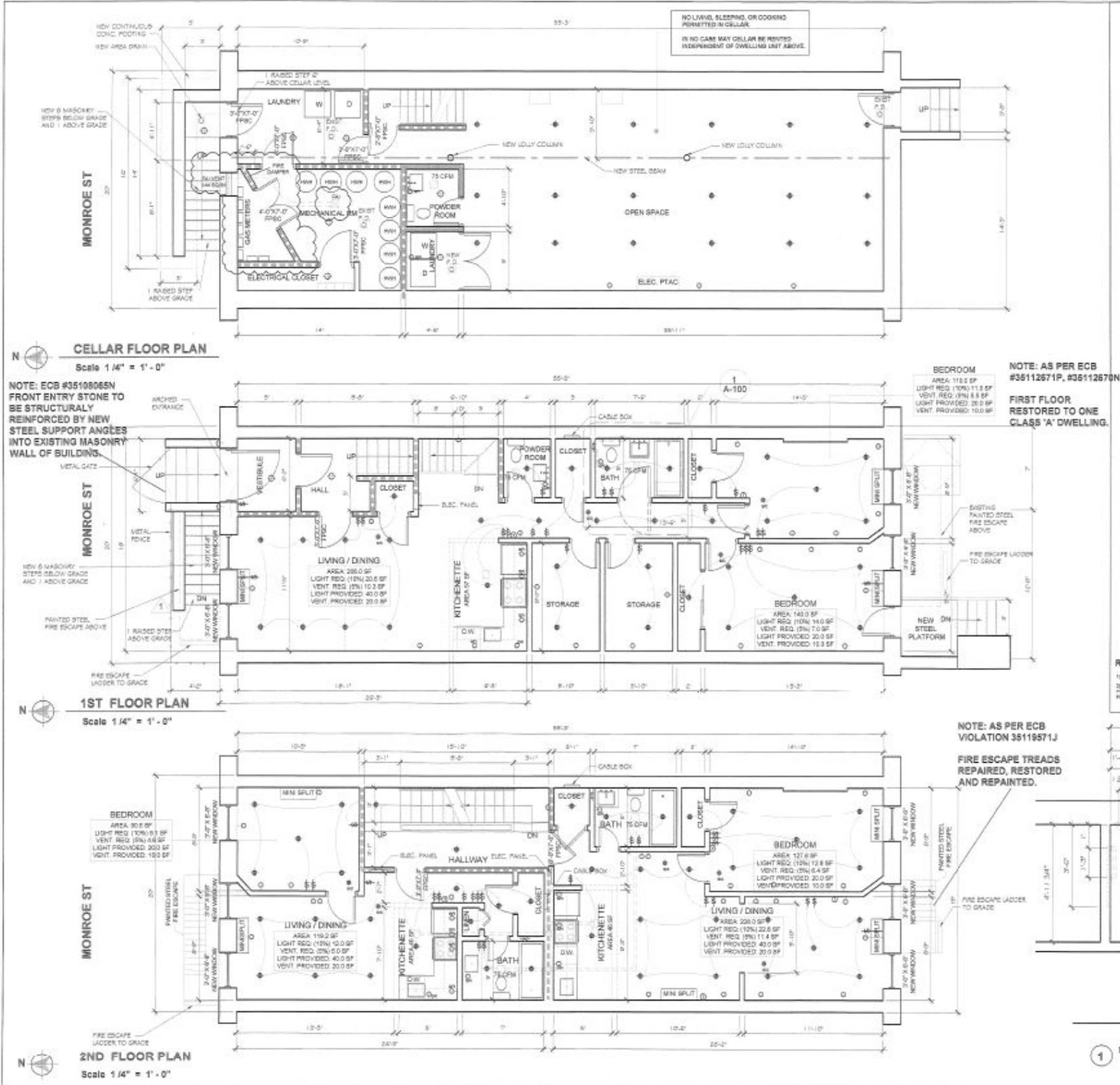
Revenue		
Potential Gross Income:		\$253,200
Vacancy & Credit Loss:	3.0%	-\$7,596
Effective Gross Income:		\$245,604

GSF:	4,800
NSF:	5,012
UNITS:	7

Expenses (Estimated)	Matthews™ Metrics	
Real Estate Taxes (25/26)	NYC DOF Tax Bill	\$17,985
Insurance	\$1,200 /Unit	\$8,400
Water & Sewer	2025 Actual Expense	\$2,500
Heating Fuel	Pass Through	--
Electric (Common)	\$0.50 /GSF	\$2,400
Repairs & Maintenance	\$750 /Unit	\$5,250
Superintendent	\$350 /Month	\$4,200
Management	4.0% of EGI	\$9,824
Total:		\$50,559
	Exp. Ratio:	20.59%
	Tax Ratio:	7.32%

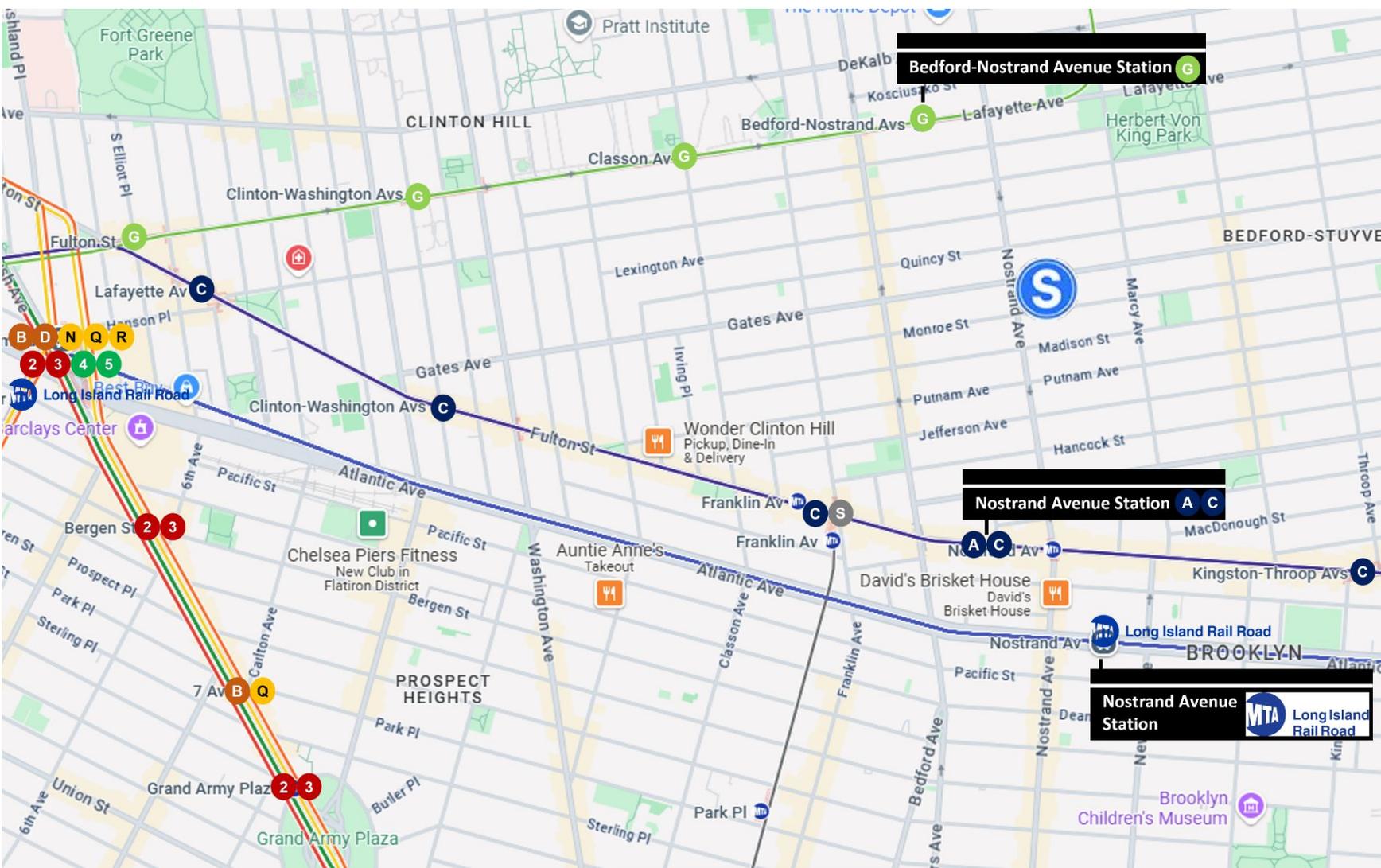
Effective Gross Income:	\$245,604
Less Expenses:	\$50,559
Net Operating Income:	\$195,045

FLOOR PLANS AVAILABLE



[Click to View Data Room](#)

TAX & TRANSPORTATION MAPS



NEIGHBORHOOD OVERVIEW



Bedford Stuyvesant, Brooklyn

Historical Overview

Bedford-Stuyvesant, is a densely developed, predominantly residential area in central Brooklyn, bordered by Bushwick to the east, Crown Heights to the south, Williamsburg to the north, and Clinton Hill to the west. The neighborhood developed largely in the late 19th and early 20th centuries as Brooklyn expanded, characterized by rows of brownstones and multi-family buildings built for working- and middle-class residents. Today, Bed-Stuy is known for its historic housing stock, strong neighborhood character, and ongoing reinvestment, reflecting a balance between long-established residential blocks and gradual revitalization tied to broader growth trends across Brooklyn.

Landmarks & Points of Interest

- **Herbert Von King Park** – A large community park with playgrounds, ballfields, and the Cultural Arts Center, anchored in Bed-Stuy.
- **Saratoga Park** – A historic neighborhood green space with recreational facilities in Bedford-Stuyvesant.
- **Maria Hernandez Park** – A popular Bushwick park offering courts, playgrounds, and open space for community events.
- **Historic Brownstone Districts** – Notable streets lined with 19th-century Victorian and Italianate homes reflecting Brooklyn's architectural heritage.
- **Corner Shops & Bodegas** – Numerous local retailers and eateries serving everyday needs throughout Bed-Stuy and Bushwick.

NEIGHBORHOOD OVERVIEW

Residential Market Overview

The residential market around 756 Greene Ave is diverse and dynamic, featuring multi-family buildings, walk-ups, and classic brownstones. Many properties are rental or investor-owned, with a high proportion of renters. Recent sales in the immediate area show multi-family and townhome pricing rising alongside broader Brooklyn trends. The neighborhood balances long standing communities with new residents drawn by proximity to transit and comparatively affordable urban housing.

Development Market Overview

North Brooklyn, including Bed-Stuy and sections of Bushwick, has seen incremental redevelopment and renovation over the past decade, with older structures being updated and new residential conversions increasing density. Community-based initiatives and small development projects continue to shape local growth, although large-scale redevelopment within 11221 remains limited compared to nearby Williamsburg or Downtown Brooklyn.

Retail Market Overview

Retail in the area is neighborhood-oriented, with corner bodegas, cafes, bars, and local service businesses serving residents on major corridors such as Fulton Street, Myrtle Avenue, and Broadway. While there are no large regional shopping centers within walking distance, the mix of independent shops and casual dining spots contributes to a lively street life.

Transportation Snapshot

The location benefits from good public transit access: multiple MTA bus routes run through Bed-Stuy and Bushwick, and several subway lines (including the J, M, and Z trains) are accessible within a few blocks, connecting residents to Manhattan and other Brooklyn neighborhoods. Bicycle and pedestrian infrastructure support local commutes as well.

CERTIFICATE OF OCCUPANCY

BOROUGH OF BROOKLYN, CITY OF NEW YORK

RBC

No. 109135

Date AUG 24 1943

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. (Building Code.)

This certificate supersedes C. O. No.

of the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at
122 Monroe St., South Side, 20' East of Nostrand Ave.

Block **1818** Lot **4**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Permit No.— **Alt. 926/42**

Construction classification—~~Non-fireproof~~

Occupancy classification—**Class A Old Law** . Height **4** stories, **48** feet.

Date of completion—**Const. 8/18/43**

. Located in **Business**

Use District.

Area **Pl. 8/18/43**

Area **AS 8/18/43** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	Ground	-	-	-	Ordinary Use
First	40	-	-	-	One (1) Family
Second	40	-	-	-	Two (2) Families
Third	40	-	-	-	Two (2) Families
Fourth	40	-	-	-	Two (2) Families

DOB OVERVIEW

NYC Department of Buildings Property Profile Overview

222 MONROE STREET		BROOKLYN 11216		BIN# 3051368	
MONROE STREET	222 - 222	Health Area	: 2800	Tax Block	: 1818
		Census Tract	: 249	Tax Lot	: 4
		Community Board	: 303	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	NOSTRAND AVENUE, MARCY AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	Yes		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C1-WALK-UP APARTMENT

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	4	0	Electrical Applications
Violations-DOB	98	1	Permits In-Process / Issued
Violations-OATH/ECB	12	0	Illuminated Signs Annual Permits
Jobs/Filings	5		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	5		Facades
Actions	8		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **222 Monroe ST Bedford Stuyvesant, Brooklyn, NY 11216** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

222 MONROE ST

BROOKLYN, NY 11216

Multifamily Investment Opportunity | Offering Memorandum



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MATTHEWS™