

1730

OCEAN AVE

BROOKLYN, NEW YORK



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This Offering was prepared by Cushman & Wakefield and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Financial projections shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. Actual results will differ from those projected. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering, certain documents are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Cushman & Wakefield or Owner. Each prospective purchaser is to rely solely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

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This Offering is the property of Cushman & Wakefield and may be used only by parties approved by Cushman & Wakefield. The Property is privately offered and, by accepting this Offering, the party in possession hereof agrees (i) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner and (ii) that this Offering and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Cushman & Wakefield and Owner.

Your obligations to keep the Evaluation Material confidential shall not include information that: (i) is or becomes publicly available other than as a result of acts by you or your Representatives in breach of this agreement; or (ii) on your counsel's advice must be disclosed pursuant to law or a subpoena or other court order, but only to the extent specified in such subpoena or court order; provided prior to complying with any such order you shall give written notice to us that such demand has been made upon you and to the extent not legally prohibited you shall provide us with an opportunity to contest any such direction or order.

The terms and conditions set forth above apply to this Offering in its entirety.

EXECUTIVE OVERVIEW

Cushman & Wakefield has been exclusively retained to offer for sale the **100% fee simple interest** in **1730 Ocean Avenue** located in the **Midwood neighborhood of Brooklyn, NY** (the “Offering” or the “Property”). **1730 Ocean Avenue** is a **7-story elevator multifamily property** comprised of **34 apartments** totaling approximately **27,781 gross square feet** on a **7,575 square foot lot**.

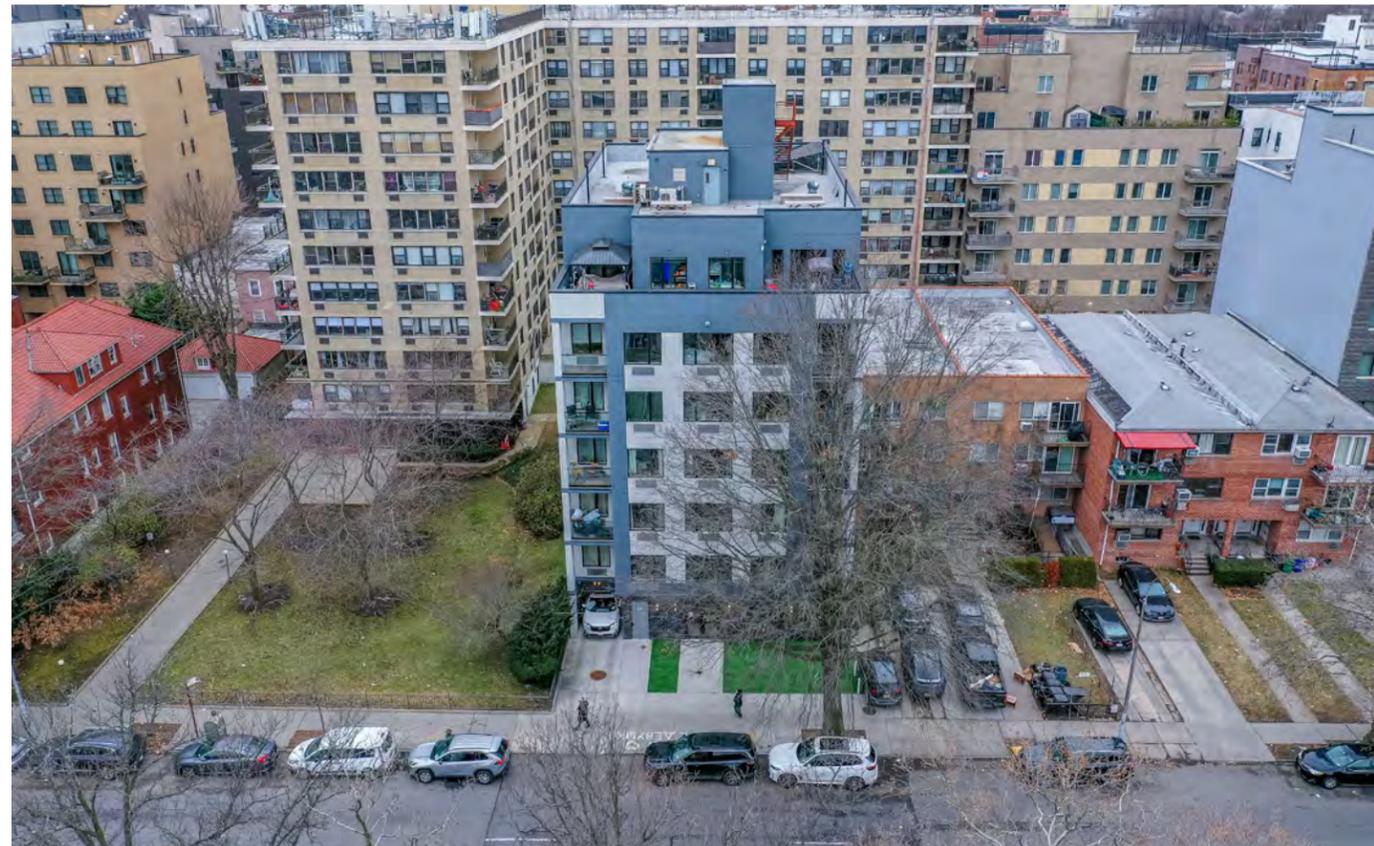
The Property is currently operated as a mix of **15 free market units and 19 rent stabilized units**, offering investors both **immediate cash flow stability** and **long-term upside through continued rent growth and regulatory turnover**. The residential unit mix consists of **23 two-bedroom units and 11 studio units**, with an average in-place net effective rent of approximately **\$51 per square foot**.

Additionally, the Property benefits from a substantial **421a tax abatement** that runs through **2058**, resulting in a dramatically reduced annual property tax burden (approximately **\$6,674 annually**). The 421a program structure provides a defined path to full free-market conversion following abatement expiration, driving long-term revenue upside.

1730 Ocean Avenue is situated along one of Midwood’s most established residential corridors, surrounded by dense housing stock and neighborhood retail. The property benefits from excellent transit access, including proximity to the Q subway line at Avenue M and bus service along Ocean Avenue, with the B49 and BM3 express routes providing efficient service to Manhattan. Midwood remains one of Brooklyn’s most consistent rental markets, supported by a stable tenant base, strong neighborhood amenities, close proximity to multiple houses of worship, and sustained demand for quality apartment housing.

The Offering provides investors with a rare opportunity to acquire a **modern, elevator multifamily property** in a supply-constrained Brooklyn neighborhood, featuring **favorable tax treatment**, a largely free-market rent roll, and meaningful upside potential through continued leasing and operational optimization.

All inquiries should be directed to **Cushman & Wakefield**.



PROPERTY OVERVIEW

PROPERTY INFORMATION

Address:	1730 Ocean Avenue, Brooklyn, NY 11230	
Submarket:	Midwood	
Block / Lot:	6739-57	
Lot Dimensions:	50' x 151.5'	Irregular
Lot SF:	7,575	SF (approx.)

BUILDING INFORMATION

Property Type:	Elevator	
Building Dimensions:	50' x 85'	Irregular
Stories:	7	
Year Built:	2022	
Total Gross SF:	27,781	SF (approx.)
Residential Units:	34	
Gross Residential SF:	27,781	SF (approx.)
Net Residential SF:	21,862	SF (approx.) <i>*Per Rent Roll</i>
Avg. Net Unit SF:	643	SF (approx.)

NYC FINANCIAL INFORMATION (25/26)

Total Assessment:	\$2,358,186	
Taxes Before Exemptions:	\$293,335	
Less 421a Abatement	\$286,661	<i>*Expires 2057/2058</i>
Annual Property Tax:	\$6,674	
Tax Class:	2	
Tax Rate:	12.439%	<i>*Property Tax Rate for Tax Year 2026</i>



INVESTMENT HIGHLIGHTS



2022 CONSTRUCTION -
MODERN CLASS A
ELEVATOR ASSET



34 TOTAL APARTMENTS
WITH STRONG IN-PLACE
CASH FLOW



LAUNDRY ROOM



PRIVATE EXERCISE FACILITY
FOR RESIDENTS



MULTIPLE HOUSES OF
WORSHIP WITHIN WALKING
DISTANCE



CONVENIENT ACCESS TO
RETAIL AND TRANSPORTATION
ON AVENUE M AND OCEAN
AVENUE



RECEIVES 421-A TAX
ABATEMENT THROUGH 2058



FINANCIALS

REVENUE

Residential Revenue

Unit	Beds	Baths	Net SF	Status	Exp.	Parking	Total Residential Rent	\$ / SF
2A	1	1	767	RS (Designated Affordable Unit)	Oct-26		\$2,316	\$36
2B	Studio	1	356	RS (Designated Affordable Unit)	Jul-26		\$1,530	\$52
2C	1	1	760	Free Market	Vacant		\$3,060	\$48
2D	1	1	748	Free Market	Jun-26	\$400	\$3,080	\$49
2E	Studio	1	349	RS (Designated Affordable Unit)	Jan-27		\$1,474	\$51
2F	1	1	757	RS (Designated Affordable Unit)	MTM		\$2,328	\$37
3A	1	1	759	RS (Designated Affordable Unit)	Oct-26		\$2,266	\$36
3B	Studio	1	356	RS (Designated Affordable Unit)	Jul-26		\$1,529	\$52
3C	1	1	759	Free Market	Dec-26	\$300	\$3,152	\$50
3D	1	1	749	Free Market	Dec-26		\$3,152	\$50
3E	Studio	1	351	"RS (Below Threshold)	Mar-26		\$2,150	\$74
3F	1	1	749	RS (Designated Affordable Unit)	Aug-26		\$2,404	\$39
4A	1	1	759	RS (Designated Affordable Unit)	Oct-26	\$300	\$2,328	\$37
4B	Studio	1	356	"RS (Below Threshold)	MTM		\$2,050	\$69
4C	1	1	759	Free Market	Jun-26		\$3,050	\$48
4D	1	1	748	Free Market	Jun-26		\$3,070	\$49
4E	Studio	1	350	"RS (Below Threshold)	Mar-26		\$1,967	\$67
4F	1	1	749	RS (Designated Affordable Unit)	Sep-27		\$2,362	\$38
5A	1	1	759	RS (Designated Affordable Unit)	Jul-26	\$300	\$2,333	\$37
5B	Studio	1	357	"RS (Below Threshold)	Feb-26		\$2,150	\$72
5C	1	1	760	Free Market	May-26		\$3,095	\$49
5D	1	1	749	Free Market	Sep-26		\$3,150	\$50
5E	Studio	1	351	"RS (Below Threshold)	Aug-26		\$1,981	\$68
5F	1	1	749	RS (Designated Affordable Unit)	Jan-27		\$2,398	\$38
6A	1	1	759	Free Market	Apr-26		\$3,190	\$50
6B	Studio	1	356	"RS (Below Threshold)	Apr-26		\$2,064	\$70
6C	1	1	758	Free Market	Apr-26	\$300	\$3,122	\$49
6D	1	1	748	Free Market	Dec-26		\$3,177	\$51
6E	Studio	1	351	"RS (Below Threshold)	Jan-27		\$2,112	\$72
6F	1	1	749	Free Market	Jun-26		\$3,044	\$49
7A	1	1	1,387	Free Market	Apr-27	\$300	\$5,000	\$43
7D	1	1	748	Free Market	May-26		\$3,077	\$49
7E	Studio	1	351	"RS (Below Threshold)	Jun-26		\$2,150	\$74
7F	1	1	749	Free Market	Feb-27		\$2,762	\$44
Additional Parking*	-	-	-	-	Vacant	\$900		
Laundry	-	-	-	-	-	\$717		
Monthly Total	23	34	21,862			\$3,517	\$88,072	
Annual Total						\$42,204	\$1,056,868	
Avg:			643				\$2,590	\$51

*Note: There are 3 vacant parking spots

"Below 421a Free Market Threshold

Total Gross Monthly Revenue: \$91,589

Total Gross Annual Revenue: \$1,099,072

INCOME AND EXPENSES

Residential Revenue

	NSF	\$ / Unit	\$ / SF	Annual Income
Gross Annual Income	21,862	\$31,084	\$48.34	\$1,056,868
Less General Vacancy / Credit Loss (3.0%)		\$933	\$1.45	\$31,706
Effective Gross Annual Income		\$30,152	\$46.89	\$1,025,162

Additional Revenue

	Annual Income
Parking and Laundry	\$42,204
Less General Vacancy / Credit Loss (5.0%)	\$2,110
Effective Gross Annual Income	\$40,094

Total Revenue

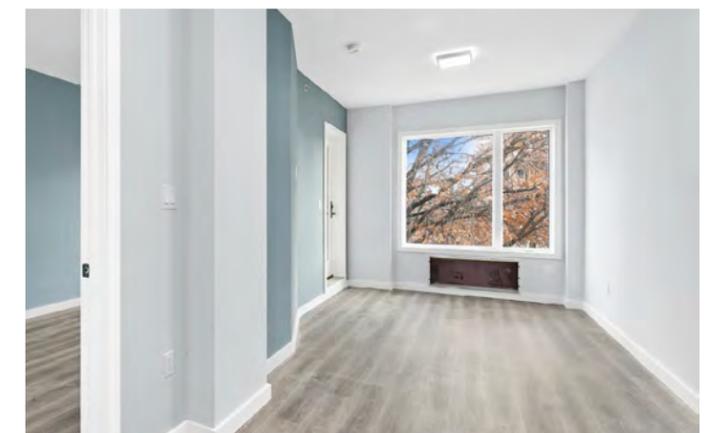
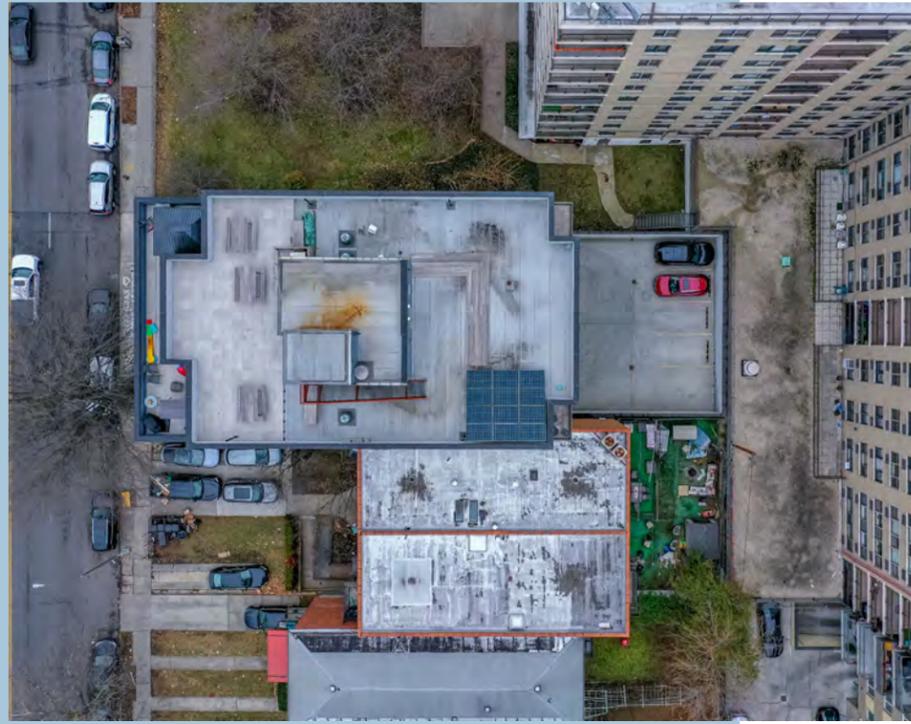
	Annual Income
Total Gross Annual Income	\$1,099,072
Less Total General Vacancy / Credit Loss	\$33,816
Effective Gross Annual Income	\$1,065,256

Projected Operating Expenses

Type	Actual	% of EGI	\$ / Unit	\$ / SF	Projected
Property Taxes	Actual	0.6%	\$196	\$0.24	\$6,674
Water and Sewer	Actual	0.5%	\$166	\$0.20	\$5,646
Insurance	Actual	2.8%	\$874	\$1.07	\$29,723
*Gas (For the Laundry Room)	Actual	0.1%	\$31.0	\$0.04	\$1,054
*Electric (Common Areas)	Actual	1.2%	\$368	\$0.45	\$12,510
Elevator Maintenance	Actual	0.7%	\$211	\$0.26	\$7,173
Repairs & Maintenance	Actual	1.0%	\$317	\$0.39	\$10,766
Super / Payroll	Actual	3.0%	\$938	\$1.15	\$31,900
Management Fee	Actual	3.0%	\$940	\$1.15	\$31,958
Total Expenses		12.9%	\$4,041	\$4.95	\$137,404

*Tenants pay their own electric

Net Operating Income	\$927,852
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AREA & MARKET OVERVIEW

NEIGHBORHOOD OVERVIEW

Midwood is one of Brooklyn's most established residential neighborhoods, known for its **tree-lined streets, strong community character, and consistent renter demand**. The area offers a unique combination of **suburban-style livability** and **urban accessibility**, making it a preferred choice for renters seeking value, space, and long-term neighborhood stability.

Key amenities within a 10-minute walk of 1730 Ocean Avenue include:

- **Avenue M retail corridor**, offering grocery, dining, and everyday services
- **Brooklyn College**, a major academic and employment anchor
- **Ocean Parkway**, featuring recreation paths, open space, and community events
- **Kings Highway commercial corridor**, one of Brooklyn's strongest shopping streets
- **Multiple neighborhood parks and playgrounds**, supporting family-friendly living



MIDWOOD — ANCHORED BY TRANSIT, RETAIL & INSTITUTIONS

Midwood benefits from a deep base of long-term residents and a strong infrastructure of neighborhood-serving retail, schools, and institutional anchors. Its mix of classic apartment housing and newer multifamily development has created a stable rental environment with durable occupancy and resilient rent performance.

The neighborhood is exceptionally well-connected, with access to the **B and Q subway lines**, multiple bus routes, and direct links to Downtown Brooklyn and Manhattan. This combination of livability and connectivity continues to drive Midwood's appeal as one of Brooklyn's most consistent and investment-grade multifamily submarkets.

TRANSIT/AMENITY MAP



1730
OCEAN AVE
BROOKLYN, NY

Education/Attractions

- 1 Kolbert Playground and Athletic Field
- 2 P.S./I.S. 99 - The Isaac Asimov School of Science and Literature
- 3 Touro University

Fitness

- 1 Brooklyn Gymnastics and Dance

Restaurant

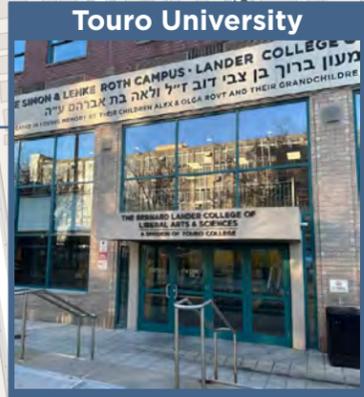
- 1 Sesame
- 2 La Sova
- 3 Focaccia Pizza
- 4 Moka & Co.
- 5 KOMA Sushi
- 6 Josephs Dream Burger (JDB)
- 7 Masake
- 8 Patis Bakery
- 9 Benny's Brick Oven Pizza
- 10 Falafel Tanami
- 11 Chikurin
- 12 Mr. Broadway

Retail

- 1 The Yellow Door | Brooklyn
- 2 7-Eleven
- 3 MD Wireless
- 4 Midwood Optical
- 5 Breadsmith of Brooklyn
- 6 Outside the Box Shipping
- 7 Y. B. Farm & Florist
- 8 Flowers On M
- 9 Kaff Bakery
- 10 Sunny Village Wine & Liquor

Supermarket

- 1 The Orchard
- 2 Pomegranate Supermarket
- 3 Glatt Mart
- 4 Berry Goods Supermarket
- 5 Ave M Fooderie
- 6 Green Forest Market
- 7 Everyday Grocery
- 8 Blue Ribbon Farm



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