

OFFERING MEMORANDUM



CUSHMAN &
WAKEFIELD

1545 PACIFIC STREET

7 UNIT WALK-UP
CROWN HEIGHTS, BROOKLYN

This is a confidential document intended solely for your limited use and benefit in determining whether you desire to express any interest in the proposed sale of the real property (the Property) disclosed herein. This document contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser, investor, mortgagee, lender or lessee may desire. Neither Owner, Cushman & Wakefield Realty of Manhattan, LLC nor any of their respective partners, officers, directors, agents, brokers or employees have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this document or any of its contents, and no legal commitments or obligations shall arise by reason of this document or any of its contents.

1545 PACIFIC STREET

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Cushman & Wakefield (“C&W”) has been exclusively retained to arrange the sale of 1545 Pacific Street. The property is located in the heart of Crown Heights, one block from Atlantic Avenue. This residential building comprises seven units across three stories, totaling approximately 2,990 square feet.

The building features five studio apartments and two one-bedroom units, providing an efficient and versatile unit mix well-suited to the neighborhood’s strong renter demand. The property’s Tax Class 2B designation provides meaningful protections against rapid tax increases, offering ownership a layer of financial predictability and stability.

1545 Pacific Street benefits from an exceptional location with immediate access to Atlantic Avenue — one of Brooklyn’s premier retail corridors. The property is also within close walking distance of the A and C train lines at the Kingston-Throop Avenue station on Fulton Street. This ensures strong commuter connectivity for residents traveling throughout the borough and beyond.

This offering represents a compelling opportunity to acquire a centrally positioned residential asset with a strong in-place cap rate of 7%, stable in-place income, and long-term appreciation potential in one of Brooklyn’s most sought-after and rapidly evolving neighborhoods.

TAX MAP



1545 PACIFIC STREET



ASKING PRICE:
\$1,800,000

FINANCIAL SUMMARY

Gross Annual Revenue	\$178,812	Price Per Square Foot:	\$522
Total Expenses & Vacancy Loss	\$55,203	In Place Cap Rate:	7%
Net Operating Income	\$123,609		

Property Information		
Address:	1545 Pacific St, Brooklyn, NY 11213	
Submarket:	Crown Heights	
Block & Lot:	1204-58	
Lot Dimensions:	19.17' x 100'	
Lot SF:	1,917	SF (approx.)

Building Information		
Property Type:	Walkup	
Building Dimensions:	19.17' x 45'	
Total Gross SF:	3,450	SF (approx.)
Residential Units:	7	

Zoning Information		
Zoning:	R6	
FAR (As-of-Right):	2.20	
Total Buildable SF (As-of-Right):	4,217	SF (approx.)
Less Existing Structure:	2,990	SF (approx.)
Available Air Rights (As-of-Right):	1,227	SF (approx.)

NYC Financial Information (25/26)	
Total Assessment:	\$90,540
Annual Property Tax:	\$11,262
Tax Rate:	2B
Tax Class:	12.4390% Property Tax Rate for Tax Year 2025

RENT ROLL

Unit	Beds	Status	Legal Rent	Pref	Monthly Rent
1G	1	RS	\$ 2,451	\$ 0	\$ 2,451
1A	S	RS	\$ 2,223	\$ (73)	\$ 2,150
1B	S	RS	\$ 2,149	\$ (199)	\$ 1,950
3A	S	RS	\$ 2,669	\$ (619)	\$ 2,050
3B	S	RS	\$ 2,393	\$ (243)	\$ 2,150
4A	S	RS	\$ 2,393	\$ (418)	\$ 1,975
4B	1	RS	\$ 2,354	\$ (179)	\$ 2,175
Monthly Total			\$ 16,631	\$ (1,730)	\$ 14,901
Annual Total			\$ 199,567	\$ (20,755)	\$ 178,812

Vacant Garden Unit

RESIDENTIAL REVENUE	NSF	\$ / SF	Annual Income
Gross Annual Income	3,450	\$51.83	\$178,812
Less General Vacancy/Credit Loss (3.0%)		\$1.55	\$5,364
Effective Gross Annual Income			\$173,448

PROJECTED OPERATING EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	6.5%	\$3.77	\$11,262
Water and Sewer	\$1,100/ Resi. Unit	4.4%	\$2.58	\$7,700
Insurance	\$1,200/ Resi. Unit	4.8%	\$2.81	\$8,400
Fuel	\$1.65/ GSF	3.3%	\$1.90	\$5,693
Electric (Common Areas)	\$0.40/ GSF	0.8%	\$0.46	\$1,380
Repairs & Maintenance	\$600/ Resi. Unit	2.4%	\$1.40	\$4,200
Super / Payroll	\$500/ Month	3.5%	\$2.01	\$6,000
Management Fee	3.0% / EGI	3.0%	\$1.74	\$5,203
Total Expenses		28.7%	\$16.67	\$49,838
Net Operating Income				\$123,609



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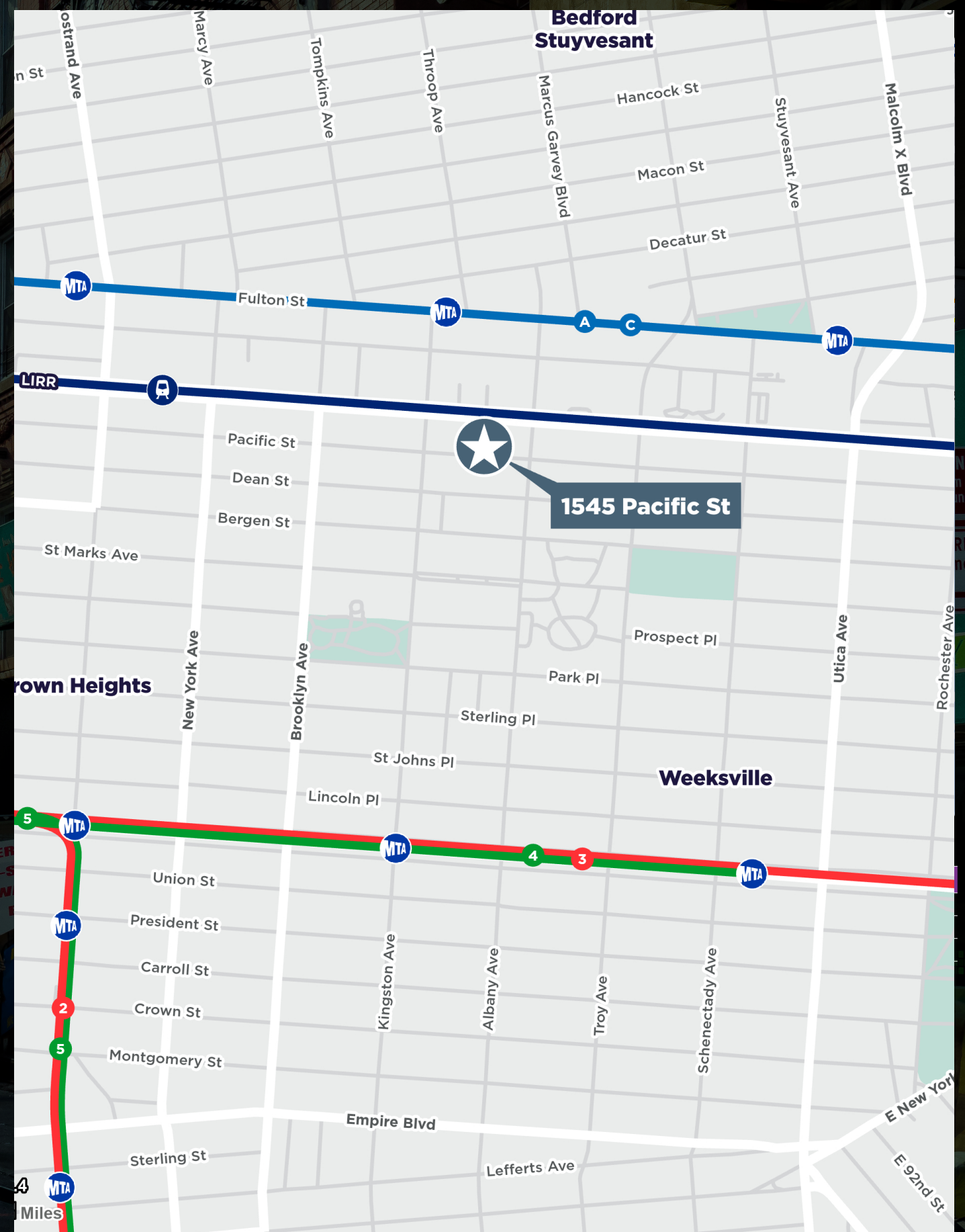
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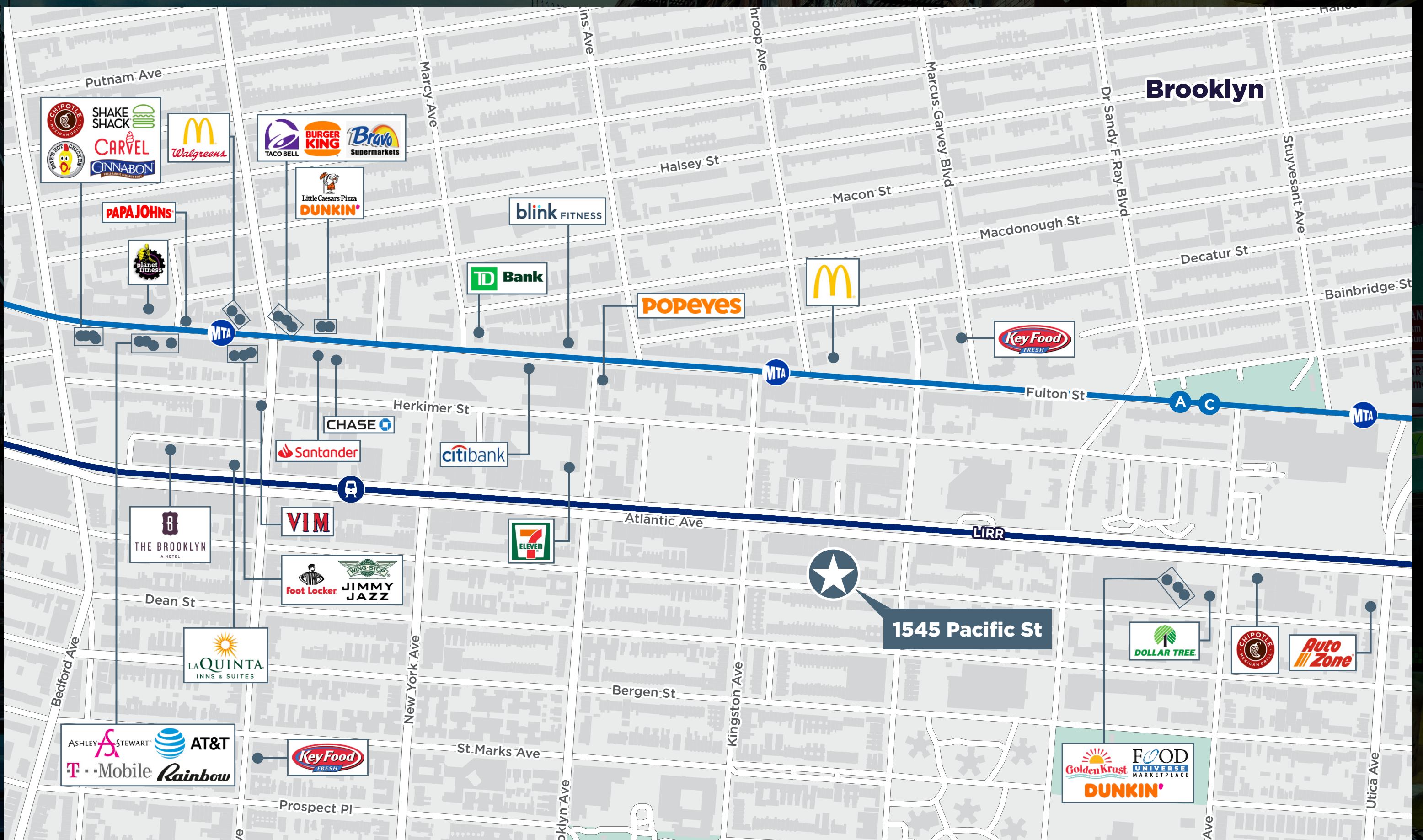
Anchored by the grandeur of Eastern Parkway — one of the world’s first grand parkways, conceived by the legendary Frederick Law Olmsted — Crown Heights occupies one of Brooklyn’s most coveted addresses. This is a neighborhood of genuine cultural depth, architectural distinction, and undeniable momentum.

World-class institutions line its storied boulevards: the Brooklyn Museum, the Brooklyn Botanic Garden, and the Brooklyn Children’s Museum all call Crown Heights home, lending a quality of life rarely concentrated in a single neighborhood. The Weeksville Heritage Center adds a profound layer of historical significance, honoring one of America’s earliest free Black communities.

Crown Heights pulses with the vibrant energy of its Caribbean-American heritage, most spectacularly celebrated each Labor Day during the iconic West Indian American Day Carnival — one of the largest street festivals in North America. That same cultural richness that has long defined the neighborhood now coexists with a thriving dining, retail, and creative scene that continues to draw new energy from across the borough.

Centrally situated in the heart of Brooklyn, Crown Heights offers seamless access to the broader city while maintaining the distinct character and community that make it one of the borough’s most sought-after destinations. Few neighborhoods balance legacy and vitality quite like this one.





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