An aerial photograph of New York City, showing the dense skyline of Manhattan in the background and the more varied, lower-rise buildings of Brooklyn in the foreground. The Hudson River is visible on the left, and the East River on the right. The sky is blue with scattered white clouds. A white rectangular box with a thin black border is centered in the upper half of the image, containing the text '5 BUILDING BROOKLYN PACKAGE'.

5 BUILDING BROOKLYN PACKAGE



MERIDIAN
INVESTMENT SALES

5 BUILDING BROOKLYN PACKAGE

BROOKLYN, NEW YORK

PORFOLIO SUMMARY

ADDRESS	NEIGHBORHOOD	TAX CLASS	SF	RES. UNITS	COMM. UNITS	TOTAL UNITS	GROSS ANNUAL INCOME	EXPENSES	NOI
32 Garnet Street	Carroll Gardens	2B	5,000	8	0	8	\$258,600	\$59,730	\$198,870
141 Meserole Avenue	Greenpoint	2B	7,500	8	0	8	\$239,291	\$63,290	\$176,001
132 Norman Avenue	Greenpoint	2B	5,500	8	0	8	\$225,240	\$56,430	\$168,810
196 Sackett Street	Cobble Hill	2A	4,800	7	0	7	\$165,840	\$61,765	\$104,075
103 3rd Place	Carroll Gardens	2B	6,272	8	0	8	\$252,120	\$66,830	\$185,290
TOTAL/AVERAGE:			29,072	39	0	39	\$1,141,091	\$308,045	\$833,046

UNIT STATUS SUMMARY

ADDRESS	TOTAL UNITS	FM UNITS	RS UNITS	COMMERCIAL UNITS	
32 Garnet Street	8	7	1	0	
141 Meserole Avenue	8	5	3	0	
132 Norman Avenue	8	6	2	0	
196 Sackett Street	7	4	3	0	
103 3rd Place	8	6	2	0	
TOTAL/AVERAGE:		39	28	11	0

32 GARNET STREET

CARROLL GARDENS, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



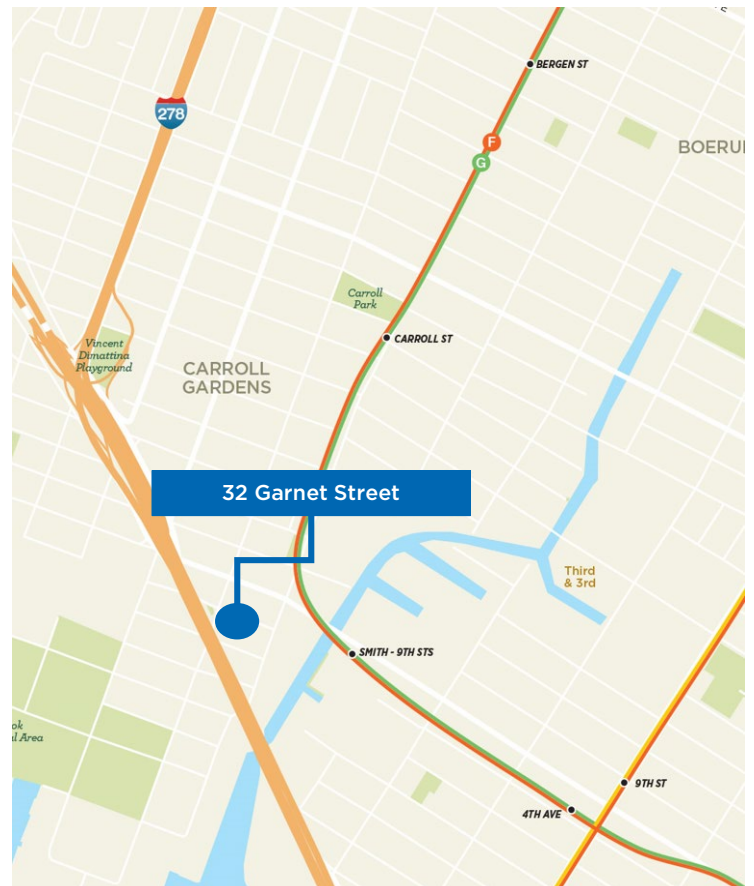
PROPERTY INFORMATION

ADDRESS	32 Garnet Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Carroll Gardens
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	479 / 13
CROSS STREETS	Court & Smith Street
YEAR COMPLETED	1931
LOT DIMENSIONS	25.00' x 100.00'
LOT AREA (SF)	2,500 SF
AS BUILT DIMENSIONS	25.00' x 50.00'
GROSS SF	5,000 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6B
MAX FAR	2.00
TOTAL BUILDABLE	5,000 SF
AVAILABLE AIR RIGHTS	Overbuilt

REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.267%
2023/2024 FINAL AV	\$90,774
2023/2024 FINAL TAXES	\$11,135

LOCATION OVERVIEW



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 **MERIDIAN**
INVESTMENT SALES

32 GARNET STREET

CARROLL GARDENS, BROOKLYN

RENT ROLL

UNIT	SIZE	STATUS	NET SF	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/1BA	FM	750	\$3,000		\$3,000	\$36,000	1/31/2024
1R	2BR/1BA	RS	750	\$2,350	(\$300)	\$2,050	\$24,600	5/31/2024
2L	2BR/1BA	FM	750	\$3,000		\$3,000	\$36,000	8/31/2023
2R	2BR/1BA	FM	750	\$2,400		\$2,400	\$28,800	7/31/2023
3L	2BR/1BA	FM	750	\$3,350		\$3,350	\$40,200	6/14/2024
3R	2BR/1BA	FM	750	\$2,700		\$2,700	\$32,400	3/31/2023
4L	2BR/1BA	FM	750	\$2,400		\$2,400	\$28,800	5/31/2024
4R	2BR/1BA	FM	750	\$2,650		\$2,650	\$31,800	3/31/2024
Total				\$21,850		\$21,550	\$258,600	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$21,550
ANNUAL GROSS INCOME	\$258,600

EXPENSES

REAL ESTATE TAXES (2023 / 2024)	\$11,140	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$8,000	
ELECTRIC	\$2,000	
PAYROLL	\$2,500	
MANAGEMENT/VACANCY	5%	\$12,930
REPAIRS/MAINTENANCE	3%	\$7,760
TOTAL EXPENSES		\$59,730

NET OPERATING INCOME	\$198,870
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141 MESEROLE AVENUE

GREENPOINT, BROOKLYN

ASKING PRICE:

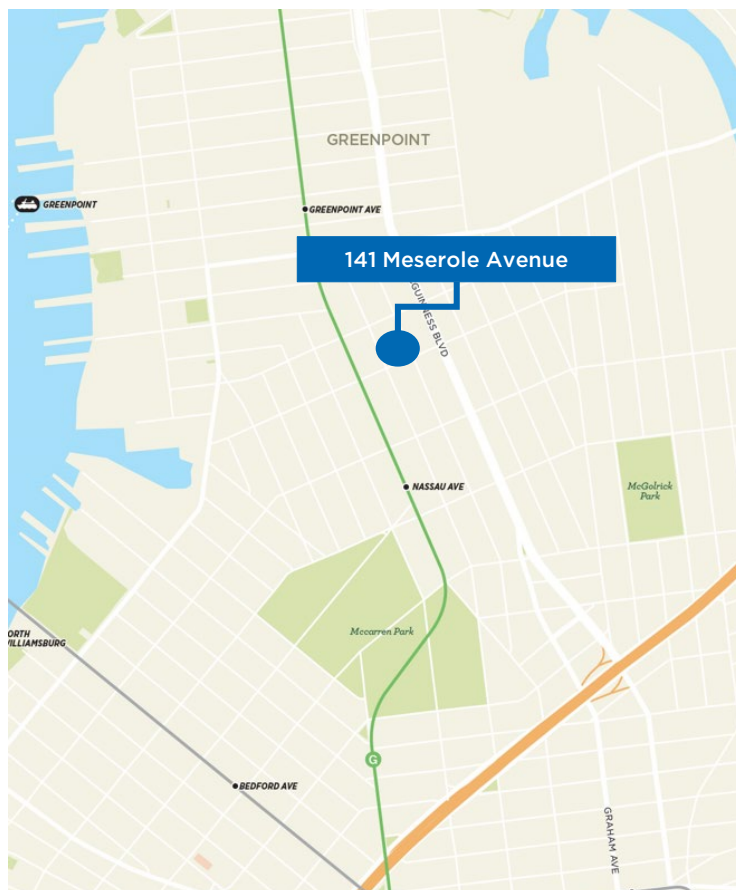
SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	141 Meserole Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Greenpoint
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	2598 / 27
CROSS STREETS	Eckford & Leonard Street
YEAR COMPLETED	1928
LOT DIMENSIONS	25.00' x 100.00'
LOT AREA (SF)	2,500 SF
AS BUILT DIMENSIONS	25.00' x 75.00'
GROSS SF	7,500 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6B
MAX FAR	2.00
TOTAL BUILDABLE	5,000 SF
AVAILABLE AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.267%
2023/2024 FINAL AV	\$204,052
2023/2024 FINAL TAXES	\$25,031

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 **MERIDIAN**
INVESTMENT SALES

141 MESEROLE AVENUE

GREENPOINT, BROOKLYN

RENT ROLL

UNIT	SIZE	STATUS	NET SF	LEGAL RENT	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/2BA	FM	750		\$3,350		\$3,350	\$40,200	Vacant
1R	2BR/2BA	FM	750		\$3,350		\$3,350	\$40,200	10/31/2023
2L	2BR/1BA	RS	750	\$1,098	\$1,098		\$1,098	\$13,170	9/30/2023
2R	2BR/1BA	RS	750	\$1,128	\$1,128		\$1,128	\$13,530	3/31/2024
3L	2BR/2BA	FM	750		\$3,400		\$3,400	\$40,800	6/30/2024
3R	2BR/1BA	RS	750	\$1,049	\$1,049		\$1,049	\$12,590	3/31/2024
4L	2BR/2BA	FM	750		\$3,450		\$3,450	\$41,400	10/31/2023
4R	2BR/2BA	FM	750		\$3,400	(\$283)	\$3,117	\$37,400	8/31/2023
Total					\$20,224		\$19,941	\$239,291	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$19,941
ANNUAL GROSS INCOME	\$239,291

EXPENSES

REAL ESTATE TAXES (2023 / 2024)	\$25,030	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$4,000	
ELECTRIC	\$2,000	
PAYROLL	\$2,500	
MANAGEMENT/VACANCY	3%	\$7,180
REPAIRS/MAINTENANCE	3%	\$7,180
TOTAL EXPENSES		\$63,290

NET OPERATING INCOME	\$176,001
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132 NORMAN AVENUE

GREENPOINT, BROOKLYN

ASKING PRICE:

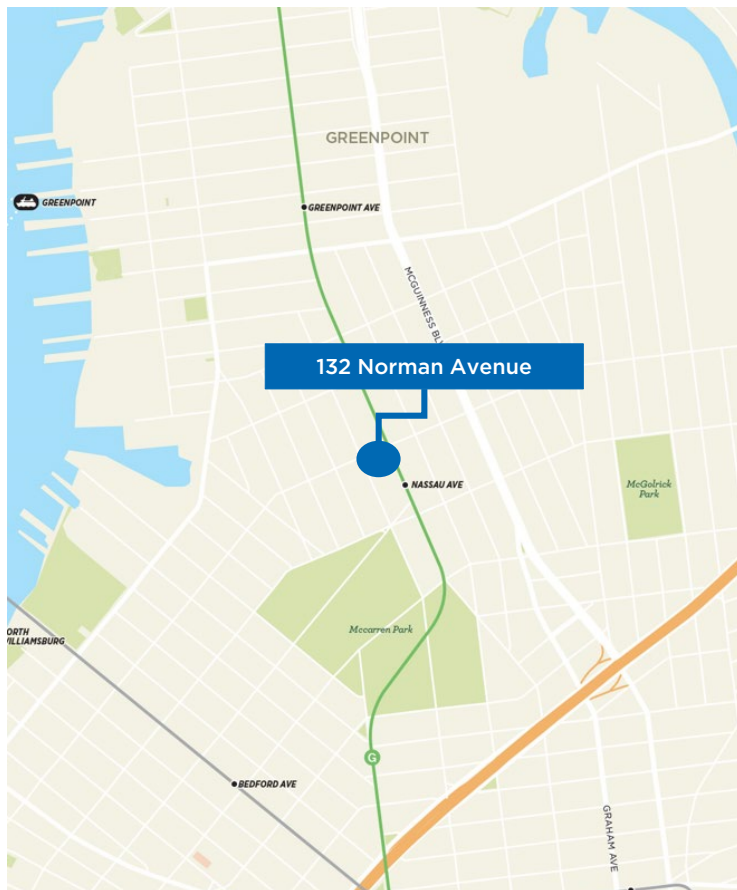
SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	132 Norman Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Greenpoint
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	2649 / 7
CROSS STREETS	Eckford Street & McGuinness Blvd
YEAR COMPLETED	1928
LOT DIMENSIONS	27.50' x 73.00'
LOT AREA (SF)	2,008 SF
AS BUILT DIMENSIONS	27.50' x 50.00'
GROSS SF	5,500 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R7A
MAX FAR	4.00
TOTAL BUILDABLE	8,032 SF
AVAILABLE AIR RIGHTS	2,532 SF

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.267%
2023/2024 FINAL AV	\$122,356
2023/2024 FINAL TAXES	\$15,009

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132 NORMAN AVENUE

GREENPOINT, BROOKLYN

RENT ROLL

UNIT	SIZE	STATUS	NET SF	LEGAL RENT	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/1.5BA	FM	750		\$2,750		\$2,750	\$33,000	5/31/2024
1R	2BR/1.5BA	FM	750		\$2,750		\$2,750	\$33,000	6/30/2024
2L	2BR/1.5BA	FM	750		\$3,600		\$3,600	\$43,200	9/30/2023
2R	2BR/1BA	RS	750	\$471	\$471		\$471	\$5,653	7/31/2024
3L	2BR/1.5BA	FM	750		\$2,750		\$2,750	\$33,000	12/31/2024
3R	2BR/1.5BA	FM	750		\$2,906		\$2,906	\$34,875	3/31/2025
4L	2BR/1.5BA	FM	750		\$2,750	(\$229)	\$2,521	\$30,250	10/31/2023
4R	2BR/1BA	RS	750	\$1,020	\$1,020		\$1,020	\$12,244	9/30/2022
Total					\$18,998		\$18,769	\$225,223	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME \$18,770

ANNUAL GROSS INCOME \$225,240

EXPENSES

REAL ESTATE TAXES (2023 / 2024) \$15,010

WATER/SEWER \$7,400

GAS \$8,000

INSURANCE \$8,000

ELECTRIC \$2,000

PAYROLL \$2,500

MANAGEMENT/VACANCY 3% \$6,760

REPAIRS/MAINTENANCE 3% \$6,760

TOTAL EXPENSES \$56,430

NET OPERATING INCOME \$168,810

196 SACKETT STREET

COBBLE HILL, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



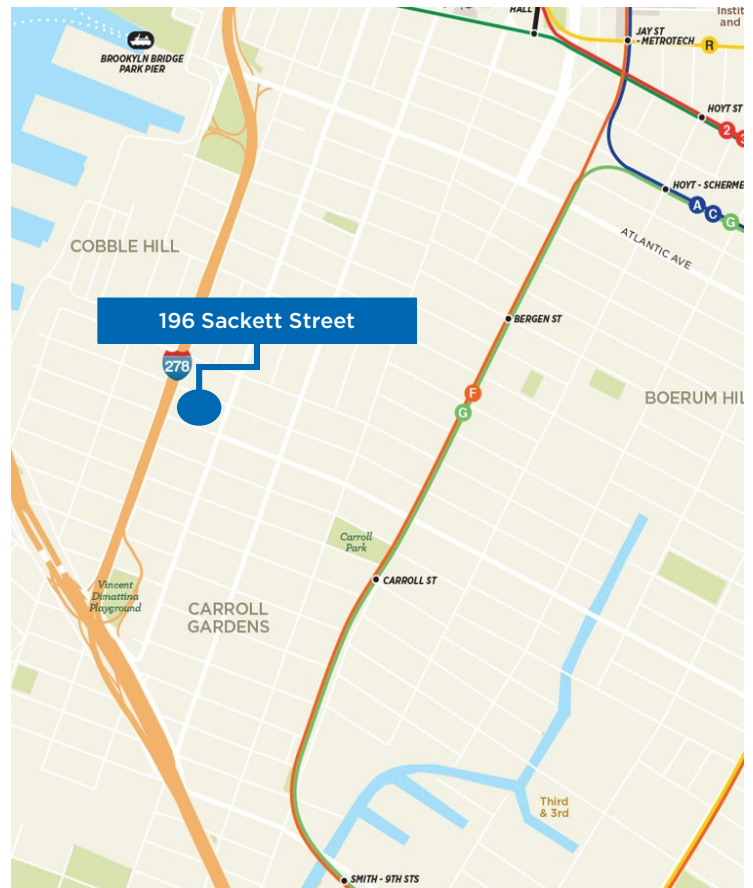
PROPERTY INFORMATION

ADDRESS	196 Sackett Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Cobble Hill
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	331 / 47
CROSS STREETS	NE Corner Hicks & Sackett Street
YEAR COMPLETED	1900
LOT DIMENSIONS	20.00' x 75.00'
LOT AREA (SF)	1,500 SF
AS BUILT DIMENSIONS	20.00' x 45.00'
GROSS SF	4,800 SF
STORIES	4
RESIDENTIAL UNITS	7
ZONING	R6B
MAX FAR	2.00
TOTAL BUILDABLE	3,000 SF
AVAILABLE AIR RIGHTS	Overbuilt

REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2A
TAX RATE	12.267%
2023/2024 FINAL AV	\$128,986
2023/2024 FINAL TAXES	\$15,823

LOCATION OVERVIEW



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 **MERIDIAN**
INVESTMENT SALES

196 SACKETT STREET

COBBLE HILL, BROOKLYN

RENT ROLL

UNIT	SIZE	STATUS	NET SF	LEGAL RENT	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1F	3BR/1BA	FM	800		\$3,400		\$3,400	\$40,800	6/30/2024
2F	1BR/1BA	RS	600	\$553	\$553		\$553	\$6,637	12/31/2021
2R	1BR/1BA	RS	600	\$796	\$796	(\$23)	\$773	\$9,270	8/31/2021
3F	1BR/1BA	FM	600		\$2,800		\$2,800	\$33,600	2/9/2024
3R	1BR/1BA	FM	600		\$2,650		\$2,650	\$31,800	7/31/2024
4F	1BR/1BA	FM	600		\$2,650		\$2,650	\$31,800	4/14/2024
4R	1BR/1BA	RS	600	\$992	\$992		\$992	\$11,907	12/31/2023
Total					\$13,841		\$13,818	\$165,815	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$13,820
ANNUAL GROSS INCOME	\$165,840

EXPENSES

REAL ESTATE TAXES (2023 / 2024)	\$15,820	
WATER/SEWER	\$6,475	
GAS	\$7,000	
INSURANCE	\$5,000	
ELECTRIC	\$1,750	
PAYROLL	\$2,500	
MANAGEMENT/VACANCY	9%	\$14,930
REPAIRS/MAINTENANCE	5%	\$8,290
TOTAL EXPENSES		\$61,765

NET OPERATING INCOME	\$104,075
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103 3RD PLACE

CARROLL GARDENS, BROOKLYN

ASKING PRICE:

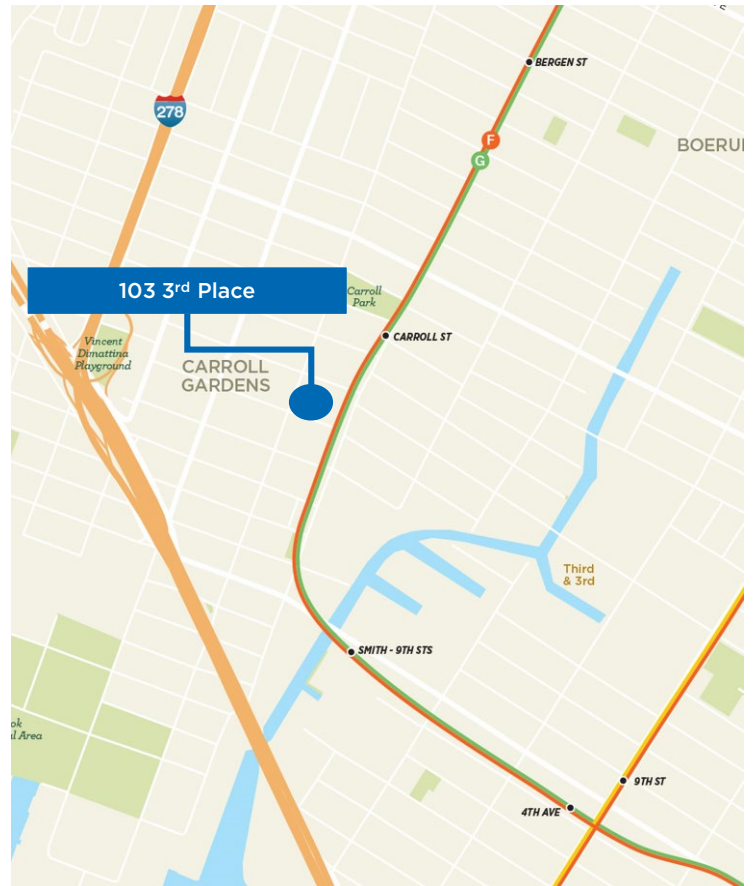
SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	103 3rd Place
BOROUGH	Brooklyn
NEIGHBORHOOD	Carroll Gardens
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	463 / 43
CROSS STREETS	Court & Smith Street
YEAR COMPLETED	1920
LOT DIMENSIONS	25.00' x 100.00'
LOT AREA (SF)	2,500 SF
AS BUILT DIMENSIONS	25.00' x 70.00'
GROSS SF	6,272 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6B
MAX FAR	2.00
TOTAL BUILDABLE	5,000 SF
AVAILABLE AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.267%
2023/2024 FINAL AV	\$128,063
2023/2024 FINAL TAXES	\$15,709

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103 3RD PLACE

CARROLL GARDENS, BROOKLYN

RENT ROLL

UNIT	SIZE	STATUS	NET SF	LEGAL RENT	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/1BA	FM	750		\$3,400	(\$283)	\$3,117	\$37,400	8/31/2023
1R	2BR/1BA	RS	750	\$759	\$759		\$759	\$9,105	1/31/2024
2L	2BR/1BA	RS	750	\$685	\$685		\$685	\$8,224	12/31/2023
2R	2BR/1BA	FM	750		\$3,000		\$3,000	\$36,000	3/31/2024
3L	2BR/1BA	FM	750		\$3,650		\$3,650	\$43,800	9/30/2023
3R	2BR/1BA	FM	750		\$3,350		\$3,350	\$40,200	5/31/2025
4L	2BR/1BA	FM	750		\$3,250		\$3,250	\$39,000	12/31/2023
4R	2BR/1BA	FM	750		\$3,200		\$3,200	\$38,400	8/31/2021
Total					\$21,294		\$21,011	\$252,128	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$21,010
ANNUAL GROSS INCOME	\$252,120

EXPENSES

REAL ESTATE TAXES (2023 / 2024)	\$15,710	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$6,000	
ELECTRIC	\$2,000	
PAYROLL	\$2,500	
MANAGEMENT/VACANCY	5%	\$12,610
REPAIRS/MAINTENANCE	5%	\$12,610
TOTAL EXPENSES		\$66,830

NET OPERATING INCOME	\$185,290
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5 BUILDING BROOKLYN PACKAGE

BROOKLYN, NEW YORK

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