

An aerial photograph of New York City, showing the dense urban landscape of the Bronx and Manhattan. The skyline is dominated by numerous skyscrapers, including the Freedom Tower on the left. The Hudson River is visible on the far left, and the East River is on the right. The sky is blue with scattered white clouds. A large, semi-transparent white box with a thin black border is centered in the upper half of the image, containing the text 'BED-STUY PORTFOLIO'.

BED-STUY PORTFOLIO



MERIDIAN
INVESTMENT SALES

BED-STUY PORTFOLIO

BROOKLYN, NEW YORK

PORTFOLIO SUMMARY

ADDRESS	NEIGHBORHOOD	SF	TOTAL UNITS	GROSS ANNUAL INCOME	EXPENSES	NOI	ASKING PRICE	ASKING CAP	ASKING PPSF
3 Macdonough Street	Bedford-Stuyvesant	8,856	8	\$257,267	\$69,344	\$187,922	\$3,350,000	5.61%	\$378
293 Stuyvesant Avenue	Bedford-Stuyvesant	12,160	8	\$365,100	\$89,514	\$275,586	\$4,900,000	5.62%	\$403
235 Malcolm X Boulevard	Bedford-Stuyvesant	6,760	9	\$287,001	\$63,252	\$223,749	\$4,000,000	5.59%	\$592
185 Malcolm X Boulevard	Bedford-Stuyvesant	4,400	4	\$171,624	\$43,142	\$128,482	\$2,200,000	5.87%	\$500
TOTAL/AVERAGE:		32,176	29	\$1,080,992	\$265,252	\$815,739			

UNIT MIX SUMMARY

ADDRESS	RESIDENTIAL UNITS	FM UNITS	RS UNITS	COMMERCIAL UNITS
3 Macdonough Street	8	5	3	0
293 Stuyvesant Avenue	8	8	0	0
235 Malcolm X Boulevard	7	7	0	2
185 Malcolm X Boulevard	3	3	0	1
TOTAL/AVERAGE:	26	23	3	3

3 MACDONOUGH STREET

BEDFORD-STUYVESANT, BROOKLYN

ASKING PRICE:

SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	3 Macdonough Street
BOROUGH	Brooklyn
NEIGHBORHOOD	Bedford-Stuyvesant
DESCRIPTION	Multifamily
BLOCK / LOT	1851 / 72
CROSS STREETS	Marcy & Thompkins Avenue
LOT DIMENSIONS	27'x 100'
LOT AREA (SF)	2,700 SF
BUILDING DIMENSIONS	27'x 82'
GROSS SF	8,856 SF
STORIES	4
RESIDENTIAL UNITS	8
COMMERCIAL UNITS	0
TOTAL UNITS	8
ZONING	R6B
FAR	3.00
AVAILABLE AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$94,745
2024/2025 TENTATIVE TAXES	\$11,845

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 **MERIDIAN**
INVESTMENT SALES

3 MACDONOUGH STREET

BEDFORD-STUYVESANT, BROOKLYN

RENT ROLL

APT#	LXP	STATUS	ROOMS	MONTHLY RENT	ANNUAL RENT
1L	3/14/2025	FM	5	\$3,300	\$39,600
1R	6/15/2025	RS	5	\$2,001	\$24,016
2L	9/23/2024	FM	5	\$3,500	\$42,000
2R	12/31/2024	FM	5	\$3,400	\$40,800
3L	4/30/2024	FM	6	\$3,300	\$39,600
3R	2/28/2026	RS	5	\$1,260	\$15,115
4L	7/31/2024	FM	5	\$3,000	\$36,000
4R	4/30/2025	RS	5	\$1,678	\$20,136
Total				\$21,439	\$257,267

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$21,439
GROSS INCOME	\$257,267

EXPENSES

REAL ESTATE TAXES	\$11,845	
INSURANCE	\$6,400	
FUEL	\$8,000	
WATER / SEWER	\$8,000	
ELECTRIC	\$2,000	
SUPER	\$4,800	
REPAIRS/MAINTENANCE	3%	\$7,718
MANAGEMENT FEE	5%	\$12,863
VACANCY LOSS	3%	\$7,718
TOTAL EXPENSES		\$69,344

NET OPERATING INCOME	\$187,922
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293 STUYVESANT AVENUE

BEDFORD-STUYVESANT, BROOKLYN

ASKING PRICE:

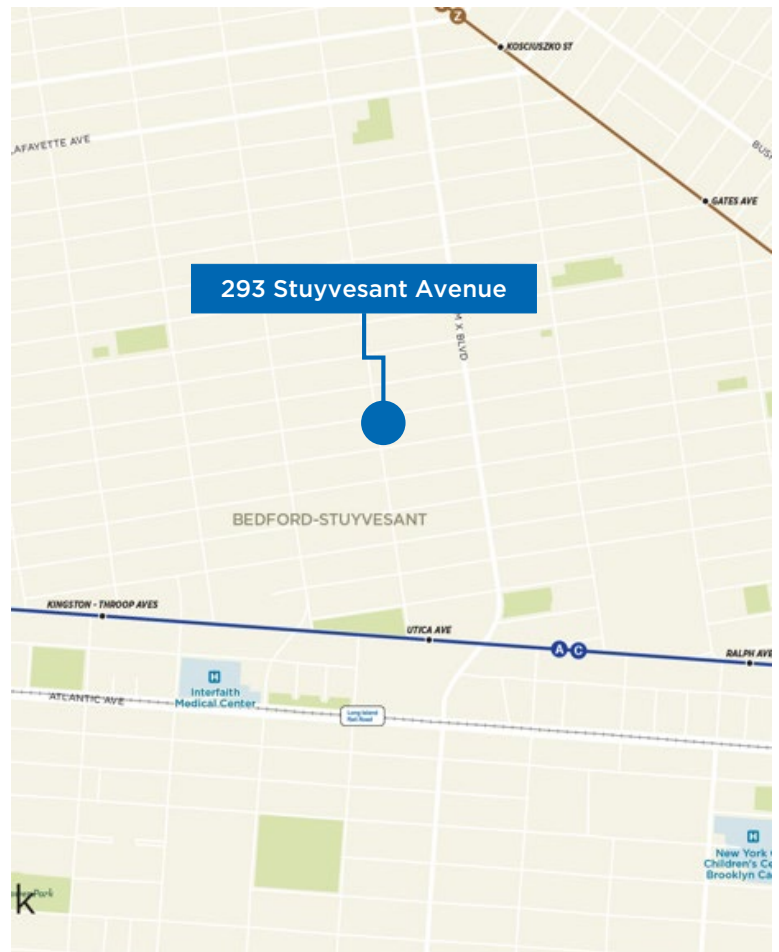
SUBMIT OFFERS



PROPERTY INFORMATION

ADDRESS	293 Stuyvesant Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Bedford-Stuyvesant
CROSS STREETS	Hancock & Halsey Street
DESCRIPTION	Multifamily Walk-up
BLOCK / LOT	1661/9
YEAR BUILT	1898
LOT DIMENSIONS	38' x 100'
LOT AREA (SF)	3,800 SF
BUILDING DIMENSIONS	38' x 80'
BUILDING SIZE	12,160 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	R6B
FAR ALLOWED / BUILT	2.00 / 3.20
AIR RIGHTS	Overbuilt
HISTORIC DISTRICT	Expanded Stuyvesant Heights HD

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS / ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$161,196
2024/2025 TENTATIVE TAXES	\$20,153

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MERIDIAN
INVESTMENT SALES

293 STUYVESANT AVENUE

BEDFORD-STUYVESANT, BROOKLYN

RENT ROLL

UNIT	LXP	STATUS	Rooms	Est. NET SF	\$/SF	MONTHLY RENT	ANNUAL RENT
1L	7/31/2024	FM	5	1292	\$36	\$3,900	\$46,800
1R	7/31/2024	FM	5	1292	\$37	\$4,000	\$48,000
2L	6/15/2024	FM	5	1292	\$33	\$3,500	\$42,000
2R	5/31/2024	FM	5	1292	\$35	\$3,800	\$45,600
3L	7/31/2024	FM	5	1292	\$34	\$3,700	\$44,400
3R	4/30/2024	FM	5	1292	\$39	\$4,200	\$50,400
4L	2/14/2025	FM	5	1292	\$30	\$3,200	\$38,400
4R	6/30/2024	FM	6	1292	\$37	\$4,000	\$48,000
TOTAL:						\$30,300	\$363,600

INCOME & EXPENSE SUMMARY

REVENUE

MONTHLY INCOME	\$30,300
LAUNDRY INCOME	\$125
ANNUAL INCOME	\$365,100

EXPENSES

REAL ESTATE TAXES	\$20,153	
INSURANCE	\$6,400	
HEAT	\$8,000	
WATER/SEWER	\$8,000	
ELECTRIC	\$2,000	
PAYROLL	\$4,800	
REPAIRS/ MAINTENANCE	3%	\$10,953
MANAGEMENT FEE	5%	\$18,255
VACANCY LOSS	3%	\$10,953
TOTAL EXPENSES		\$89,514

NET OPERATING INCOME: **\$275,586**

235 MALCOLM X BOULEVARD

BEDFORD-STUYVESANT, BROOKLYN

ASKING PRICE:

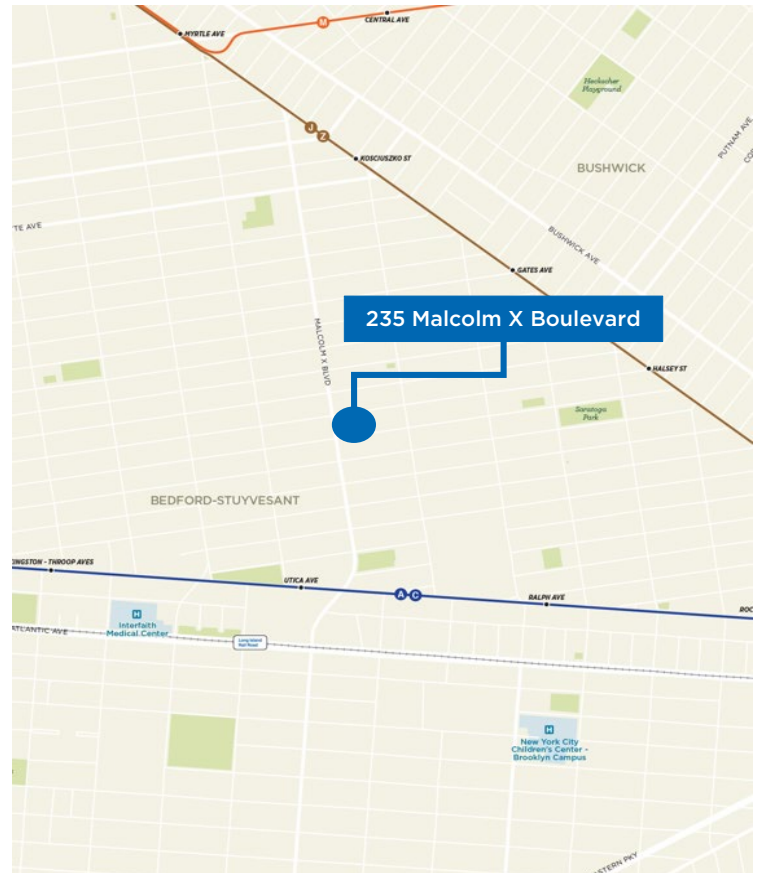
\$4,000,000



PROPERTY INFORMATION

ADDRESS	235 Malcolm X Boulevard
BOROUGH	Brooklyn
NEIGHBORHOOD	Bed-Stuyvesant
DESCRIPTION	Mixed-Use
BLOCK / LOT	1662-8
CROSS STREETS	Hancock Street/Halsey Street
LOT DIMENSIONS	26 ft x 80 ft
LOT AREA (SF)	6,760 SF
BUILDING DIMENSIONS	26 ft x 65 ft
GROSS SF	6,760 SF
STORIES	4
RESIDENTIAL UNITS	7
COMMERCIAL UNITS	2
TOTAL UNITS	9
ZONING	R6A, C2-3
FAR	3.00
AVAILABLE AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$105,035
2024/2025 TENTATIVE TAXES	\$13,131

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MERIDIAN
INVESTMENT SALES

235 MALCOLM X BOULEVARD

BEDFORD-STUYVESANT, BROOKLYN

RENT ROLL

APT#	ROOMS	STATUS	LXP	MONTHLY RENT	ANNUAL RENT	NOTES
Store 1	-	Comm.	10/31/2026	\$1,804	\$21,648	
Store 2	-	Comm.	7/31/2031	\$3,358	\$40,293	
1R	3	FM	10/31/2020	\$1,800	\$21,600	
2L	4	FM	4/30/2024	\$2,800	\$33,600	
2R	4	FM	11/30/2024	\$2,850	\$34,200	
3L	4	FM	7/31/2024	\$2,900	\$34,800	
3R	4	FM	7/31/2024	\$2,600	\$31,200	In court for non-pay
4L	4	FM	7/14/2024	\$2,900	\$34,800	
4R	4	FM	6/30/2024	\$2,800	\$33,600	
Total				\$23,812	\$285,741	

INCOME & EXPENSE SUMMARY

INCOME

MONTHLY INCOME	\$23,812
RE TAX REIMBURSEMENTS	\$105
GROSS INCOME	\$287,001

EXPENSES

REAL ESTATE TAXES	\$13,131	
INSURANCE	\$5,600	
FUEL (Tenants Pay)	\$0	
WATER / SEWER	\$7,000	
ELECTRIC (Common Areas)	\$1,750	
SUPER	\$4,200	
REPAIRS/MAINTENANCE	3%	\$8,610
MANAGEMENT FEE	5%	\$14,350
VACANCY LOSS	3%	\$8,610
TOTAL EXPENSES		\$63,252

NET OPERATING INCOME

\$223,749

185 MALCOLM X BOULEVARD

BEDFORD-STUYVESANT, BROOKLYN

ASKING PRICE:

\$2,200,000



PROPERTY INFORMATION

ADDRESS	185 Malcolm X Boulevard
BOROUGH	Brooklyn
NEIGHBORHOOD	Bedford-Stuyvesant
DESCRIPTION	Mixed-Use Walk-up
BLOCK / LOT	1647 / 7
CROSS STREETS	Madison Street & Putnam Avenue
YEAR COMPLETED	1931
LOT DIMENSIONS	19.50' x 80.00'
LOT AREA (SF)	1,560 SF
BUILDING DIMENSIONS	19.50' x 60.00'
GROSS SF	4,400 SF
STORIES	4
RESIDENTIAL UNITS	3
COMMERCIAL UNITS	1
ZONING	R6A / C2-4
MAX FAR	2.00
TOTAL BUILDABLE	3,120 SF
AVAILABLE AIR RIGHTS	Overbuilt

LOCATION OVERVIEW



REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2A
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$72,754
2024/2025 TENTATIVE TAXES	\$9,096

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185 MALCOLM X BOULEVARD

BEDFORD-STUYVESANT, BROOKLYN

RENT ROLL

UNIT	STATUS	BEDROOMS	BATH	LXP	MONTHLY NET RENT	ANNUAL RENT
Retail - Tailor		-		8/31/2031	\$3,502	\$42,024
1	FM	4	1.5	Vacant	\$3,600	\$43,200
2	FM	4	1.5	Vacant	\$3,600	\$43,200
3	FM	4	1.5	Vacant	\$3,600	\$43,200
Total					\$14,302	\$171,624

INCOME & EXPENSE SUMMARY

INCOME	
MONTHLY INCOME	\$14,302
GROSS INCOME	\$171,624

EXPENSES (ACTUAL)	
REAL ESTATE TAXES (2023 / 2024)	\$9,096
FUEL (TENANTS PAY)	\$0
WATER & SEWER	\$2,000
INSURANCE	\$13,000
ELECTRIC	\$1,200
SUPER	\$2,400
REPAIRS/MAINTENANCE	3% \$5,149
MANAGEMENT	3% \$5,149
VACANCY ALLOWANCE	3% \$5,149
TOTAL EXPENSES	\$43,142

NET OPERATING INCOME	\$128,482
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BED-STUY PORTFOLIO

BROOKLYN, NEW YORK

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