

PROPERTY OVERVIEW	370 BEDFORD AVE
Address	370 Bedford Ave
Borough	Brooklyn
Submarket	Williamsburg
Cross Streets	South 4th & 5th St
Block / Lot	2443 / 26
Lot Area	4,934 SF
Lot Dimensions	47' x 103'
Product Type	Multifamily / Retail
Year Built	1915
Number of Floors	6
Commercial Units	1 Units
Free Market Units	7 Units
Rent Stabilized Units	22 Units
Total Residential Units	29 Units
Total Bedrooms	51 Bedrooms
Gross SF	25,883 SF
Zoning	M1-2 / R6
Special Purpose District	MX-8
As-Built FAR	5.25
Maximum FAR	2.43
Air Rights	-

REAL ESTATE TAXES	
Exemptions & Abatements	None
Tax Class	2
Tax Rate	12.500%
2025/2026 AV	\$1,336,050
2025/2026 Taxes	\$167,006

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INCOME & EXPENSES

REVENUE	T12	IN - PLACE
Rental Income	\$788,476	\$812,415
Concessions	(\$4,000)	(\$4,000)
Other Income	\$9,043	\$9,043
EFFECTIVE GROSS INCOME	\$793,518	\$817,458

OPERATING EXPENSES	T12	MARKET
Real Estate Taxes (25/26)	\$167,006	\$167,006
General & Administrative	\$8,113	\$5,000
Payroll	\$327	-
Insurance	\$33,966	\$29,000
Utilities	\$91,992	\$54,883
Legal & Professional	\$1,900	-
Repairs & Maintenance	\$43,762	\$21,750
Other Taxes	\$25	\$25
Management Fees (3.00%)	\$23,806	\$24,524
TOTAL OPERATING EXPENSES	\$370,895	\$302,188

NET OPERATING INCOME	\$422,623	\$515,270
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370 BEDFORD AVE - RESIDENTIAL RENT ROLL

UNIT	TENANT	UNIT TYPE	LEASE TYPE	GROSS MONTHLY RENT	GROSS ANNUAL RENT	LST	LXP
1A	Occupied	2	RS	\$1,003	\$12,034	5/1/2025	4/30/2027
1B	Employee - Super	1	FM	\$1,655	\$19,860	1/1/2013	-
1C	Occupied	1	RS	\$1,664	\$19,967	9/1/2025	8/31/2027
2	Occupied	2	RS	\$2,313	\$27,753	6/1/2024	5/31/2026
3	Occupied	2	RS	\$965	\$11,580	6/1/2025	5/31/2027
4	Occupied	2	RS	\$987	\$11,842	5/1/2024	4/30/2026
5	Occupied	1	RS	\$3,090	\$37,080	10/1/2025	9/30/2026
6	Occupied	2	RS	\$2,989	\$35,868	6/1/2024	5/31/2026
7	Occupied	2	RS	\$2,871	\$34,448	3/1/2025	2/28/2026
8	Occupied	2	RS	\$863	\$10,351	7/1/2025	6/30/2027
9	Occupied	2	FM	\$4,000	\$48,000	9/1/2025	8/31/2026
10	Occupied	1	FM	\$3,000	\$36,000	1/1/2025	12/31/2025
11	Occupied	2	RS	\$915	\$10,978	7/1/2025	6/30/2027
12	Occupied	2	RS	\$2,411	\$28,926	10/1/2025	9/30/2026
12A	Occupied	2	RS	\$831	\$9,976	9/1/2025	8/31/2027
14	Occupied	2	RS	\$3,071	\$36,852	2/1/2024	1/31/2026
15	Occupied	1	FM	\$2,750	\$33,000	1/1/2025	12/31/2025
16	Occupied	2	RS	\$2,838	\$34,051	3/1/2024	2/28/2026
17	Occupied	2	RS	\$785	\$9,420	12/1/2025	11/30/2027
18	Occupied	2	FM	\$4,100	\$49,200	10/1/2025	9/30/2026
19	Occupied	2	RS	\$2,680	\$32,161	6/1/2025	5/31/2026
20	Occupied	1	RS	\$2,471	\$29,649	9/1/2025	8/31/2026
21	Occupied	2	RS	\$2,684	\$32,213	12/1/2024	11/30/2026
22	Occupied	2	RS	\$789	\$9,468	1/1/2025	12/31/2026
23	Occupied	2	RS	\$3,406	\$40,867	8/1/2025	7/31/2026
24	Occupied	2	FM	\$3,700	\$44,400	6/1/2025	5/31/2026
25	Occupied	1	FM	\$2,750	\$33,000	5/15/2024	5/14/2026
26	Occupied	2	RS	\$1,023	\$12,278	12/1/2025	11/30/2027
27	Occupied	2	RS	\$979	\$11,752	6/1/2024	5/31/2026
Total / W. Avg	29 Units	51 Bedrooms		\$63,581	\$762,975		

*Rent Roll as of 10/28/2025

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370 BEDFORD AVE - COMMERCIAL RENT ROLL

UNIT	TENANT	UNIT TYPE	GROSS MONTHLY RENT	GROSS ANNUAL RENT	SQFT	\$ / SF	LST	LXP	LTR
Store	Kritti Corp III, Samrat	Retail	\$4,120	\$49,440	250	\$197.76	5/1/2024	4/30/2029	3.41

*Rent Roll as of 10/28/2025

UNIT MIX

UNIT TYPE	LEASE TYPE	UNIT COUNT	AVG. RENT
1	RS	3	\$2,408
2	RS	19	\$1,811
1	FM	4	\$2,539
2	FM	3	\$3,933
Total / W. Avg.		29	\$2,192