

An aerial photograph of a modern, multi-story brick building under construction on a city street. The building features large windows and a flat roof. To the left is an older, multi-story brick building with a fire escape. In the foreground, a construction crane and a dump truck are visible on the street. The sky is blue with some clouds.

GRAHAM ON THE PARK AT 540 GRAHAM AVENUE, BROOKLYN, NY 11222

EXCLUSIVE OFFERING MEMORANDUM

IPRG



TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

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INVESTMENT PRICING





OFFERING PRICE

\$25,000,000

INVESTMENT HIGHLIGHTS

25 Apartments
of Units

23,910
Approx. SF

5.03%
Pro Forma Cap Rate

\$1,000,000
Price/Unit

\$1,046
Price/SF

16.98x
Pro Forma GRM

INCOME

UNIT	TYPE	APPROX. SF	PRO FORMA	PF RPSF	UNIT STATUS	NOTES
101	Studio	409	\$2,999	\$87.99	Fair Market	
102	1 BR / 1.5 BTH	1,026	\$3,253	\$38.05	Affordable	Duplexed
103	Studio	404	\$2,600	\$77.23	Affordable	
202	2 BR / 2 BTH	935	\$6,750	\$86.63	Fair Market	
203	2 BR / 1 BTH	635	\$4,650	\$87.87	Fair Market	
204	1 BR / 1 BTH	622	\$3,253	\$62.76	Affordable	
205	2 BR / 2 BTH	836	\$6,250	\$89.71	Fair Market	
206	1 BR / 1 BTH	574	\$3,253	\$68.01	Affordable	
301	2 BR / 1 BTH	686	\$4,750	\$83.09	Fair Market	
302	2 BR / 1.5 BTH	787	\$5,950	\$90.72	Fair Market	
303	2 BR / 1 BTH	619	\$4,750	\$92.08	Fair Market	Private Terrace
304	1 BR / 1 BTH	574	\$3,253	\$68.01	Affordable	Private Terrace
305	2 BR / 2 BTH	838	\$6,650	\$95.23	Fair Market	Private Terrace
306	1 BR / 1 BTH	574	\$3,253	\$68.01	Affordable	
401	2 BR / 1 BTH	686	\$4,850	\$84.84	Fair Market	
402	2 BR / 1.5 BTH	787	\$5,950	\$90.72	Fair Market	
403	2 BR / 1 BTH	619	\$4,850	\$94.02	Fair Market	Private Terrace
404	1 BR / 1 BTH	574	\$3,253	\$68.01	Affordable	Private Terrace
405	2 BR / 2 BTH	838	\$6,750	\$96.66	Fair Market	Private Terrace
406	1 BR / 1 BTH	574	\$3,253	\$68.01	Affordable	
501	2 BR / 2 BTH	954	\$7,550	\$94.97	Fair Market	Private Terrace
502	1 BR / 1 BTH	580	\$4,750	\$98.28	Fair Market	Private Terrace
503	Studio	424	\$3,350	\$94.81	Fair Market	
504	2 BR / 1 BTH	670	\$5,850	\$104.78	Fair Market	Private Terrace
505	1 BR / 1 BTH	609	\$4,950	\$97.54	Fair Market	Private Terrace
12 x Parking Spaces	-		\$5,000			
Storage	-		\$700			

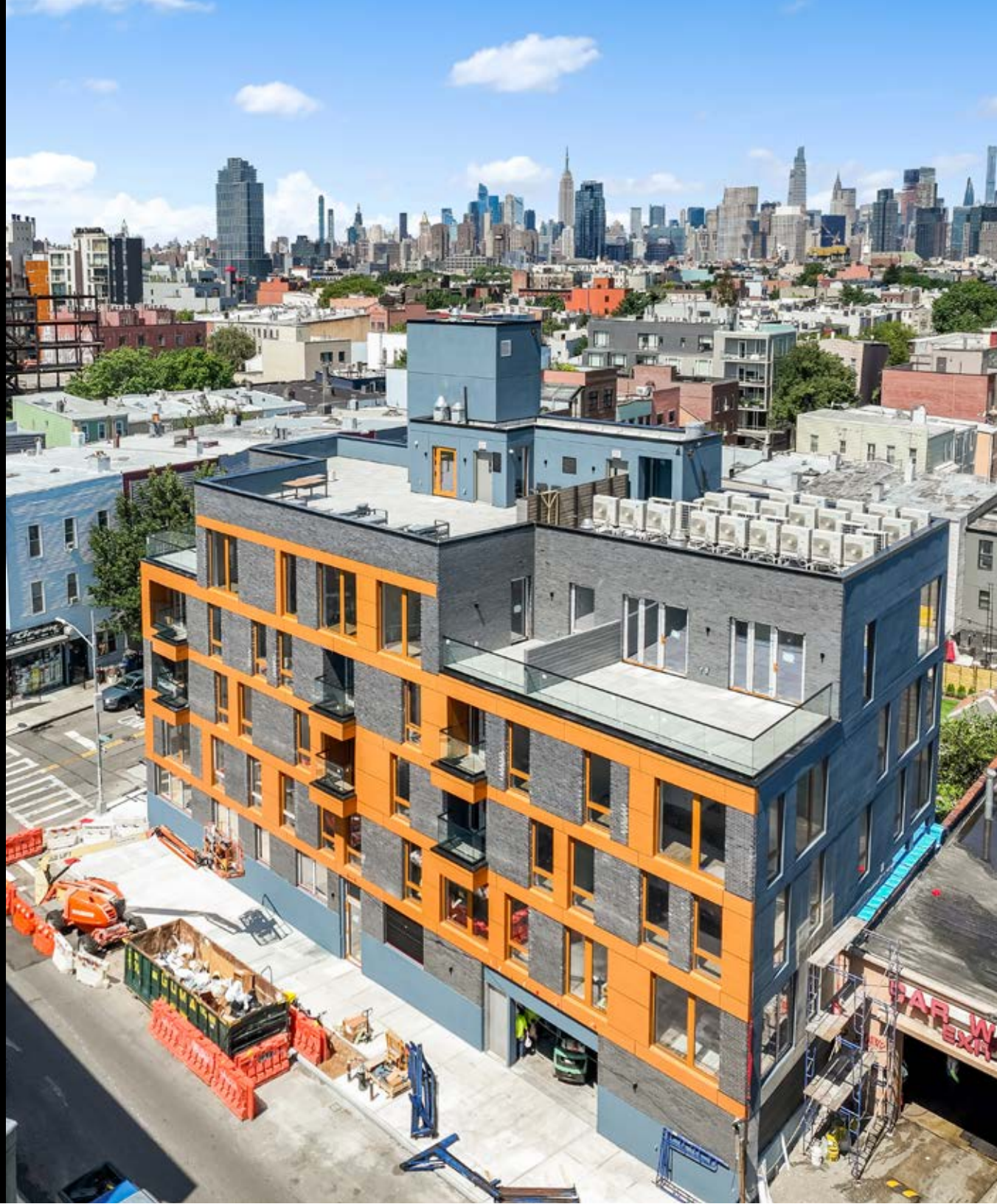
MONTHLY: \$122,670
ANNUALLY: \$1,472,040

EXPENSES

	PRO FORMA
GROSS OPERATING INCOME	\$ 1,472,040
VACANCY/COLLECTION LOSS (3%)	\$ 0
EFFECTIVE GROSS INCOME	\$ 1,472,040
SUPERINTENDENT	\$ (38,500)
COMMERCIAL PROPERTY & GENERAL LIABILITY INSURANCE	\$ (17,500)
PROPERTY TAXES	\$ (24,000)
ELECTRICITY	\$ (19,200)
WATER & SEWER	\$ (13,400)
GENERAL REPAIRS & MAINTENANCE	\$ (2,500)
PLUMBING	\$ (2,500)
HVAC	\$ (2,500)
PACKAGE LOCKER	\$ (1,200)
ELEVATORS	\$ (4,722)
EXTERMINATING SERVICES	\$ (2,548)
SPRINKLER SYSTEM	\$ (2,500)
FIRE ALARM & FIRE EXTINGUISHERS	\$ (2,744)
GROUNDS & LANDSCAPING	\$ (2,500)
WINDOW CLEANING	\$ (7,077)
SUPPLIES	\$ (10,000)
PROPERTY MANAGEMENT FEE	\$ (47,276)
ACCOUNTING FEES	\$ (7,500)
TELEPHONE, INTERNET & WEBSITE	\$ (3,600)
MISCELLANEOUS EXPENSES	\$ (2,688)
UNIFORM, UNIFORM RENTAL, & CLEANING	\$ (250)
TOTAL EXPENSES	\$ (214,704)
NET OPERATING INCOME	\$ 1,257,336

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (“IPRG”) has been retained on an exclusive basis to facilitate the sale of 540 Graham Avenue (the “Property”), a five-story multifamily building totaling 25 apartments in the Greenpoint sub-market of Brooklyn, New York. Comprised of 3 studios, 9 one-bedroom units and 13 two-bedroom units, the Property sits on the corner of Engert Avenue and Graham Avenue, only two blocks from McCarren Park.

Built in 2023, the Property is currently in its first year of a 35- year 421a tax abatement. An incoming investor will be able to benefit from the significant tax savings, while also benefiting from the increasing rental market.

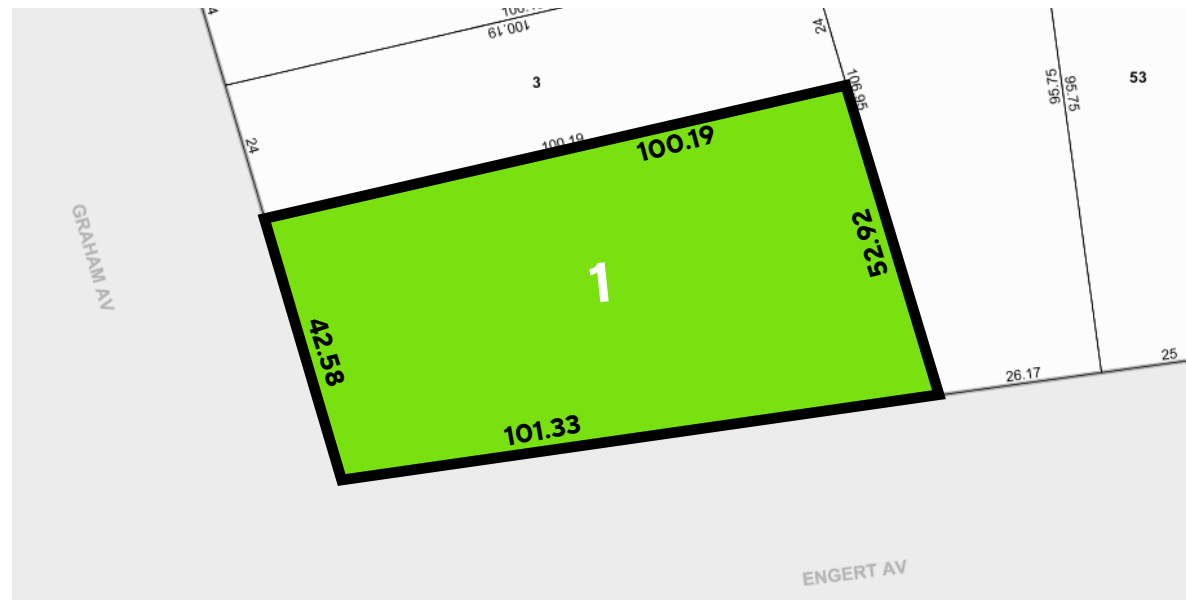
540 Graham Avenue was built with oversized units and a plethora of space for amenities. Amenities include a fitness center and a finished rooftop terrace.

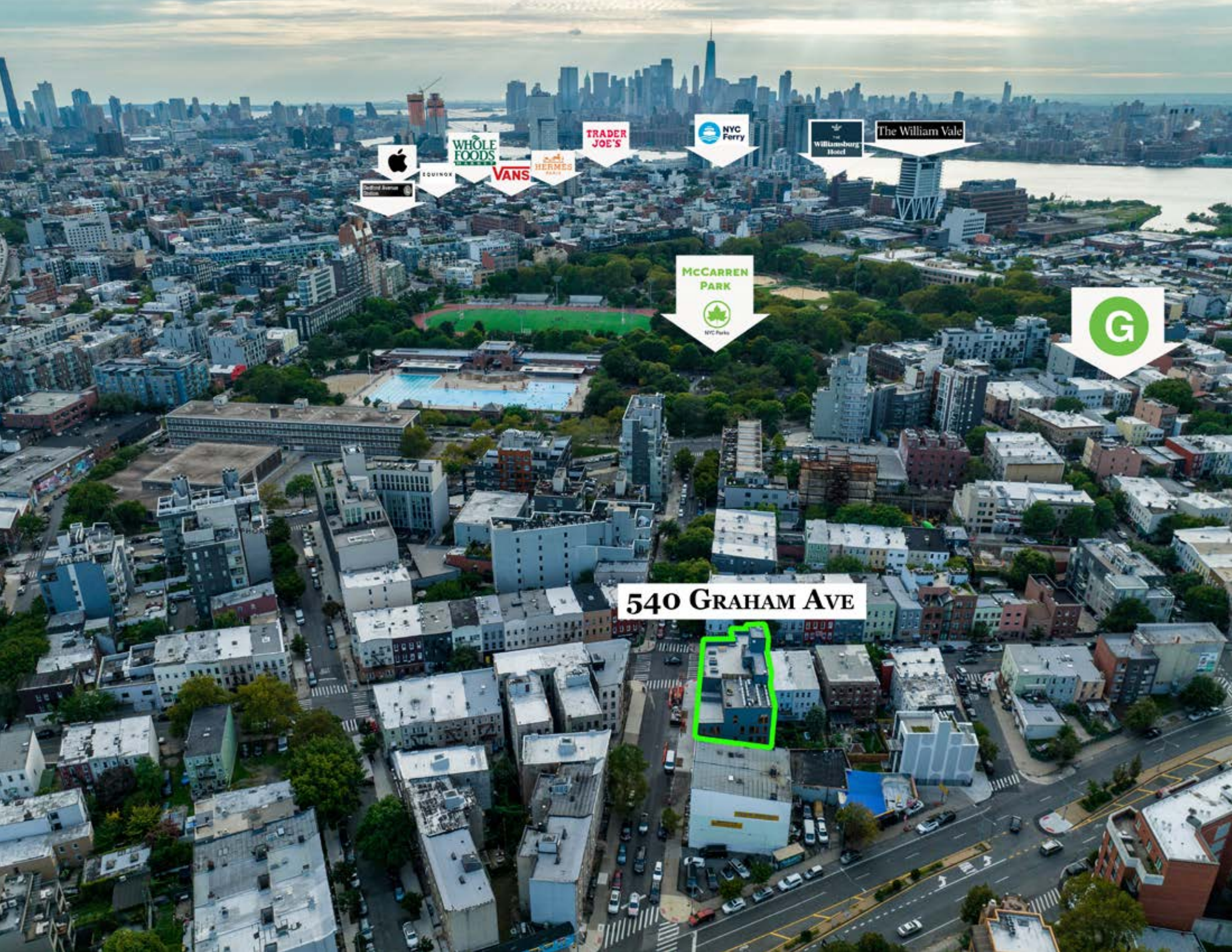
The Property is located at the epicenter of Williamsburg, one of the most desirable neighborhoods in New York City. Williamsburg offers residents green space and waterfront walkways alongside popular and cutting-edge dining, centralized shopping along Bedford Avenue and 6th Street, and world class nightlife. 540 Graham Avenue also offers access to public transit via the L at the Bedford Avenue Subway Station and the G at the Nassau Avenue Subway Station, each a 10-minute walk from the property.

BUILDING INFORMATION

BLOCK & LOT:	02701-0001
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Corner of Engert Ave & Graham Ave
BUILDING DIMENSIONS:	42.6 ft x 101.3 ft
LOT DIMENSIONS:	42.7 ft x 101.4 ft
# OF UNITS:	25 Apartments
APPROX. TOTAL SF:	23,910
ZONING:	R6B
FAR:	2.0
TAX CLASS:	4

TAX MAP





540 GRAHAM AVE



NEIGHBORHOOD PHOTOS



ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS



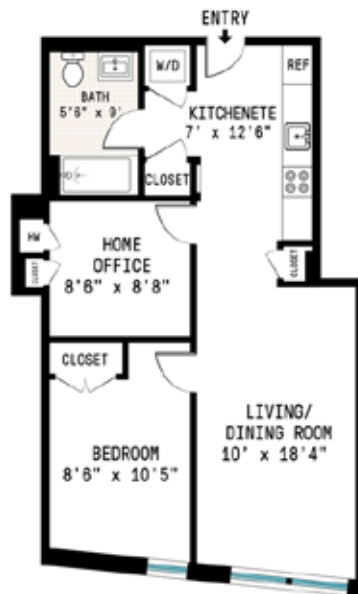
FLOOR PLAN - UNIT 101



FLOOR PLAN - UNIT 202



FLOOR PLAN - UNIT 203



FLOOR PLAN - UNIT 502



An aerial photograph of a city, likely New York City, showing a complex highway interchange with multiple lanes and overpasses. The surrounding area is densely packed with various buildings, including residential and commercial structures. The image is in black and white, with a dark, moody atmosphere.

IPRG

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