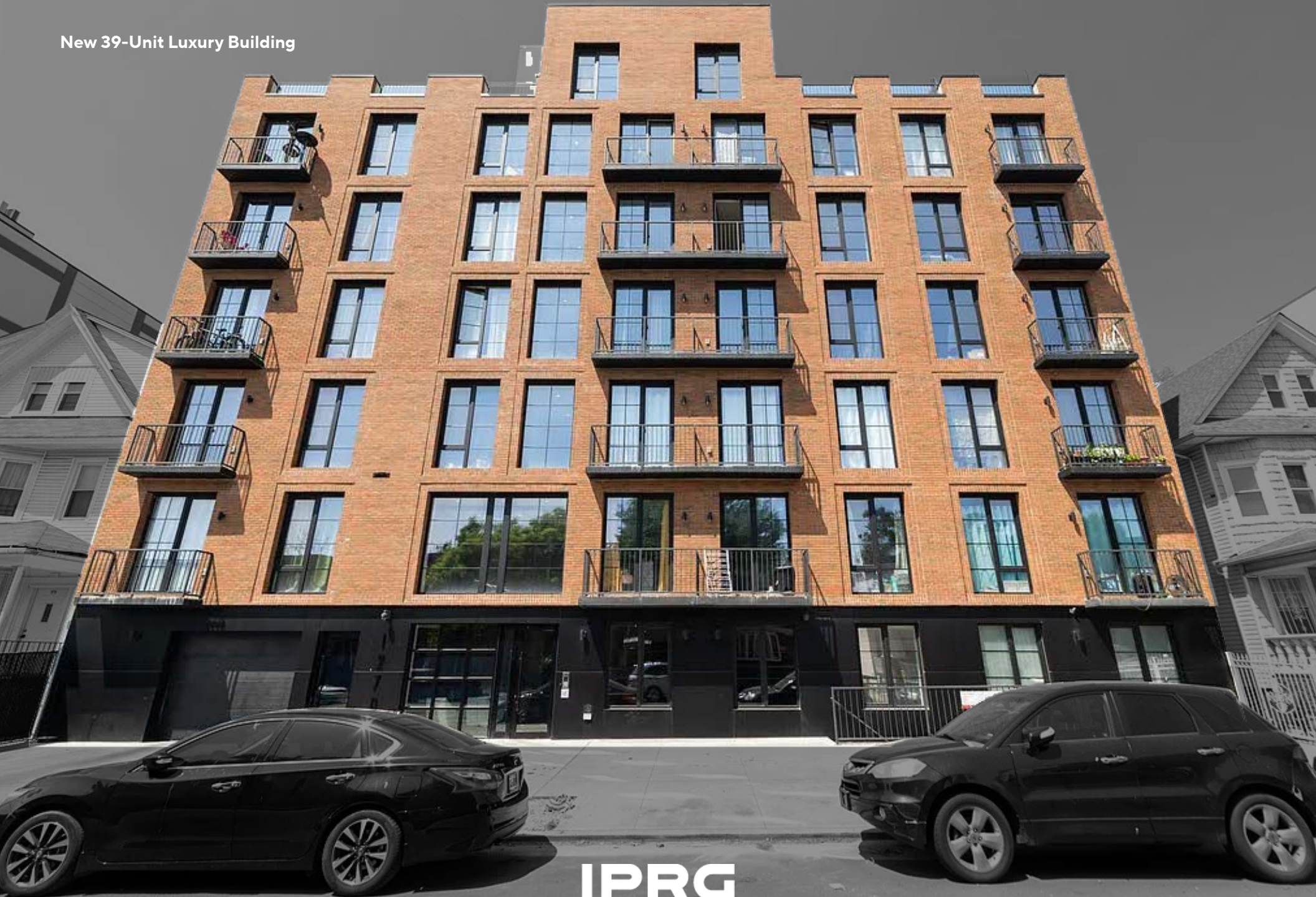


1270 NEW YORK AVENUE, BROOKLYN, NY 11203

EXCLUSIVE OFFERING MEMORANDUM

New 39-Unit Luxury Building



IPRG

1270 NEW YORK AVENUE, BROOKLYN, NY 11203



LUXURY BUILDING FOR SALE

1270 NEW YORK AVENUE, BROOKLYN, NY 11203

NEW 39-UNIT LUXURY BUILDING FOR SALE

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich	Steve Reynolds	Tom Reynolds	Brian Davila	Toby Waring
President	Founding Partner	Managing Partner	Partner	Partner
718.360.8802	718.360.2993	718.360.8817	718.360.8849	718.360.8837
derek@iprg.com	steve@iprg.com	tom@iprg.com	brian@iprg.com	toby@iprg.com

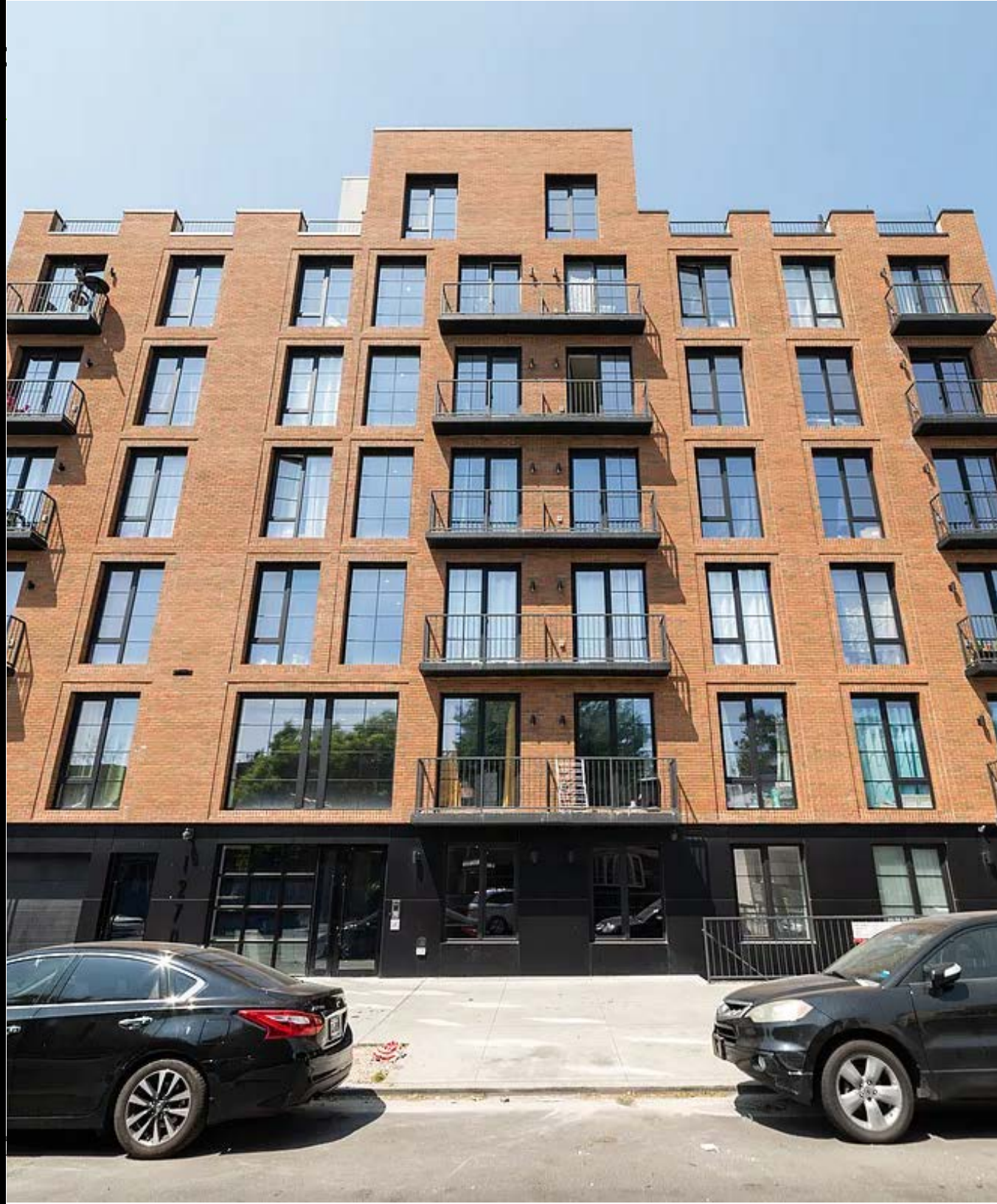
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INVESTMENT PRICING

1270 NEW YORK AVENUE





OFFERING PRICE

\$18,000,000

INVESTMENT HIGHLIGHTS

39 Apartments
of Units

24,289
Approx. SF

6.79%
Current Cap Rate

\$461,538
Price/Unit

\$741
Price/SF

12.23x
Current GRM

1270 NEW YORK AVENUE, BROOKLYN, NY 11203

NEW 39-UNIT LUXURY BUILDING FOR SALE

INCOME

UNIT	TYPE	APPROX. SF	CURRENT	CURRENT RPSF	RENT STABILIZED	HPD CONTROLLED	LEASE START	LEASE EXPIRY	NOTES
101	2BR/1.5 BA	933	\$3,500.00	\$45	No	No	3/1/25	2/28/26	
201	3BR/2BA	702	\$3,500.00	\$60	No	No	12/1/24	11/30/25	
202	1BR/1BA	479	\$2,329.13	\$58	Yes	Yes	8/1/25	7/31/26	
203	2BR/1BA	649	\$2,883.69	\$53	Yes	No	1/22/25	4/30/26	
204	1BR/1BA	492	\$2,426.74	\$59	Yes	Yes	1/1/25	12/31/25	
205	1BR/1BA	504	\$2,378.11	\$57	Yes	Yes	12/1/23	11/30/25	
206	2BR/1BA	665	\$2,883.69	\$52	Yes	No	8/1/25	7/31/26	
207	1BR/1BA	580	\$2,329.13	\$48	Yes	Yes	2/1/25	1/31/26	
301	3BR/2BA	636	\$3,022.33	\$57	Yes	No	8/1/25	7/31/26	
302	2BR/1BA	541	\$2,822.69	\$63	Yes	No	5/1/25	4/30/26	
303	2BR/1BA	649	\$2,870.58	\$53	Yes	No	1/1/25	12/31/25	
304	1BR/1BA	492	\$2,329.13	\$57	Yes	Yes	2/1/25	1/31/26	
305	1BR/1BA	504	\$2,282.46	\$54	Yes	Yes	12/1/23	11/30/25	
306	2BR/1BA	646	\$2,903.16	\$54	Yes	No	8/1/25	7/31/27	In arrears has paymet plan
307	3BR/2BA	618	\$3,550.00	\$69	No	No	9/1/24	8/31/25	
401	3BR/2BA	636	\$2,968.43	\$56	Yes	No	12/8/24	12/31/25	
402	2BR/1BA	541	\$2,635.69	\$58	Yes	No	7/1/25	6/30/26	
403	2BR/1BA	649	\$2,800.00	\$52	Yes	No	2/1/25	1/31/26	
404	1BR/1BA	492	\$2,329.13	\$57	Yes	Yes	11/1/24	10/31/25	
405	1BR/1BA	504	\$2,329.13	\$55	Yes	Yes	4/1/25	3/31/26	
406	2BR/1BA	646	\$2,943.58	\$55	Yes	No	8/1/25	7/31/26	
407	3BR/2BA	618	\$3,400.00	\$66	No	No	8/1/25	7/31/27	
501	3BR/2BA	636	\$3,124.27	\$59	Yes	No	1/1/25	12/31/25	
502	2BR/1BA	541	\$2,864.84	\$64	Yes	No	6/1/25	5/31/26	
503	2BR/1BA	649	\$2,973.53	\$55	Yes	No	1/1/24	12/31/25	
504	1BR/1BA	492	\$2,282.46	\$56	Yes	Yes	9/1/25	8/31/26	
505	1BR/1BA	504	\$2,217.08	\$53	Yes	Yes	8/1/25	7/31/26	
506	2BR/1BA	646	\$2,973.53	\$55	Yes	No	10/1/24	9/30/25	
507	3BR/2BA	618	\$3,750.00	\$73	No	No	7/1/25	6/30/26	
601	3BR/2BA	636	\$3,105.51	\$59	Yes	No	12/1/24	11/30/25	
602	2BR/1BA	541	\$2,855.97	\$63	Yes	No	9/1/25	8/31/26	
603	2BR/1BA	649	\$2,875.00	\$53	Yes	No	9/1/24	8/31/25	
604	1BR/1BA	494	\$2,195.00	\$53	Yes	Yes	7/1/25	6/30/26	
605	1BR/1BA	504	\$2,323.48	\$55	Yes	Yes	12/1/24	11/30/25	
606	2BR/1BA	646	\$2,937.59	\$55	Yes	No	6/1/25	5/31/26	
607	3BR/1BA	708	\$3,475.00	\$59	No	No	1/1/25	12/31/25	
701	2BR/1BA	560	\$3,300.00	\$71	No	No	9/1/24	8/31/25	
702	3BR/2BA	758	\$4,100.00	\$65	No	No	1/1/25	12/31/25	
703	3BR/2BA	772	\$3,800.00	\$59	No	No	9/1/25	8/31/26	
Miscellaneous	-	-	\$2,900.00	-	-	-	-	-	
Parking	20 Spots; \$300/month	-	\$6,000.00	-	-	-	-	-	
Laundry	-	-	\$1,200.00	-	-	-	-	-	
MONTHLY:			\$122,670						
ANNUALLY:			\$1,472,041						

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1270 NEW YORK AVENUE, BROOKLYN, NY 11203

NEW 39-UNIT LUXURY BUILDING **FOR SALE**

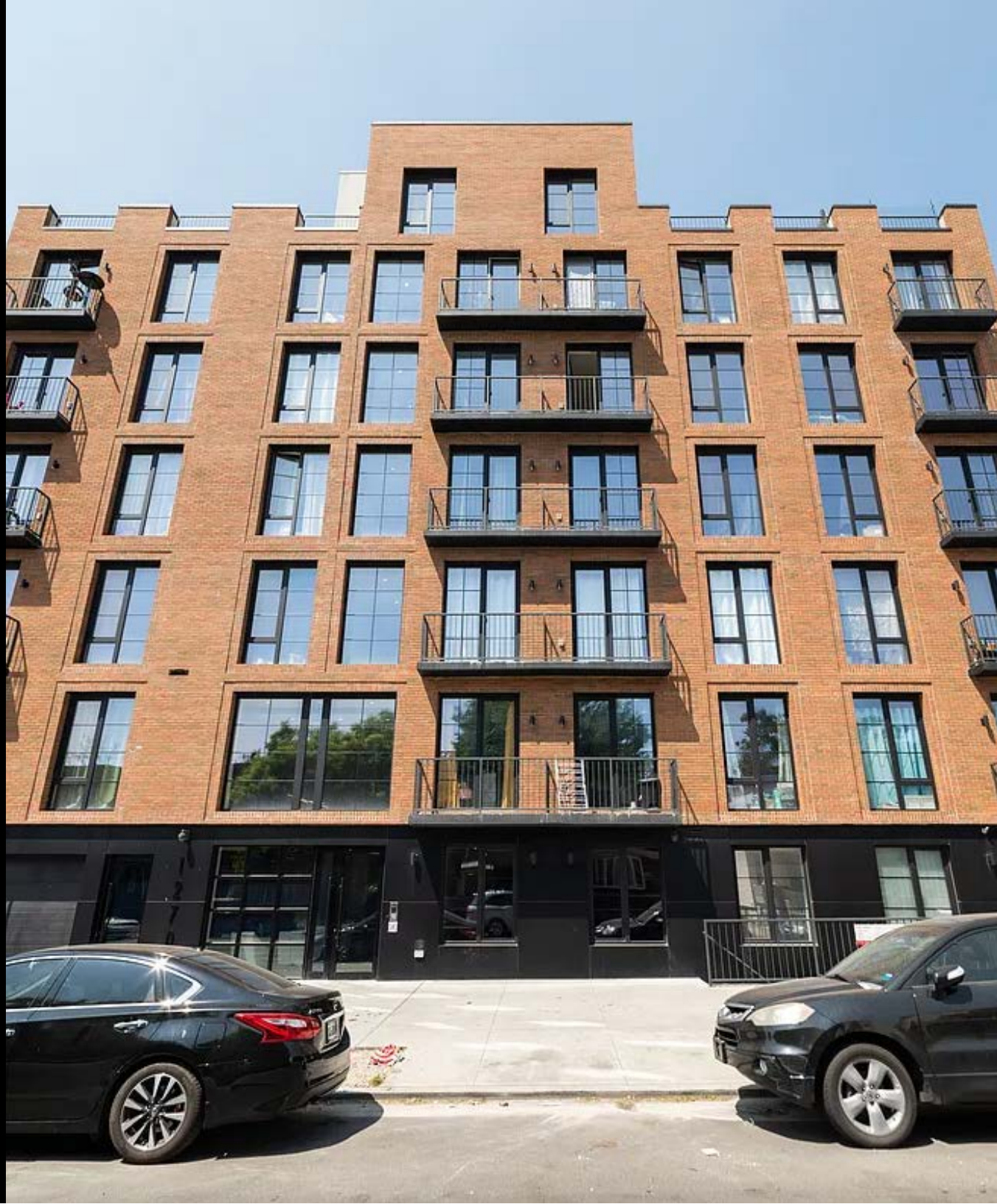
EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 1,472,041
VACANCY/COLLECTION LOSS (2%):	\$ (29,441)
EFFECTIVE GROSS INCOME:	\$ 1,442,600
REAL ESTATE TAXES (2):	\$ (9,331)
FUEL:	\$ 0
WATER AND SEWER:	\$ (26,167)
INSURANCE:	\$ (25,503)
COMMON AREA ELECTRIC:	\$ (31,002)
REPAIRS & MAINTENANCE:	\$ (16,000)
PAYROLL:	\$ (47,000)
MANAGEMENT (4%):	\$ (60,589)
ELEVATOR MAINTENANCE:	\$ (4,200)
TOTAL EXPENSES:	\$ (219,793)
NET OPERATING INCOME:	\$ 1,222,807

IPRG

PROPERTY INFORMATION

1270 NEW YORK AVENUE



1270 NEW YORK AVENUE, BROOKLYN, NY 11203

INVESTMENT SUMMARY

NEW 39-UNIT LUXURY BUILDING FOR SALE

Investment Property Realty Group (IPRG) is pleased to exclusively offer for sale 1270 New York Avenue, a newly constructed, 39-unit luxury multifamily property located in the thriving Flatbush neighborhood of Brooklyn, NY. Completed in 2020, the property spans approximately 24,289 square feet and represents a rare opportunity to acquire a stabilized, high-quality asset with a 35-year 421a tax abatement in place through 2055, significantly enhancing long-term investment returns through reduced operating expenses.

This elevator building features spacious, modern apartments with sleek, high-end finishes tailored to today's urban renter. Each unit includes large windows for excellent natural light, hardwood floors, stainless steel appliances, dishwashers, split heating and cooling systems, and fully tiled bathrooms with full-size bathtubs. These thoughtfully designed layouts deliver a high standard of living and strong rental appeal.

The property offers a comprehensive amenity package designed to attract and retain tenants, including a fully equipped fitness center, shared rooftop deck with city views, virtual doorman system, and communal laundry facilities. Residents also benefit from 20 on-site parking spaces and private storage units, both available for an additional fee, presenting opportunities for ancillary income. The building is also pet-friendly, adding further tenant appeal.

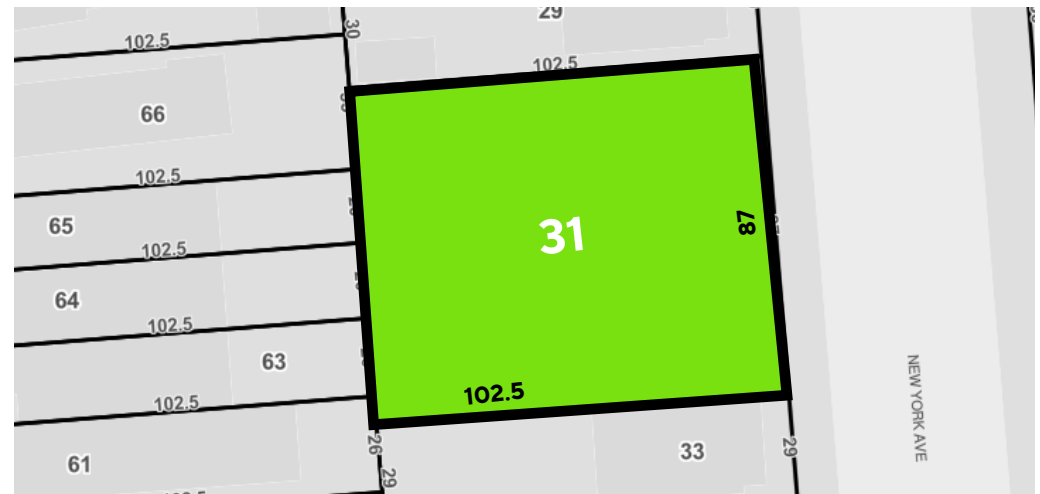
Strategically located between Clarendon Road and Avenue D, the property is within walking distance of the MTA 2 and 5 subway lines, providing direct access to Manhattan, Brooklyn College, and greater Brooklyn. The surrounding neighborhood continues to experience strong residential demand, supported by a growing mix of restaurants, cafes, retail, and services that enhance quality of life and support strong occupancy levels.

1270 New York Avenue presents a compelling investment opportunity to acquire a turnkey, income-generating multifamily asset with long-term tax benefits in a high-growth Brooklyn sub-market. With its strong location, modern finishes, and stabilized operations, the property is well-positioned for both near-term cash flow and long-term value appreciation.

BUILDING INFORMATION

BLOCK & LOT:	04949-0031
NEIGHBORHOOD:	Flatbush
CROSS STREETS:	Clarendon Road & Avenue D
BUILDING DIMENSIONS:	87 ft x 69 ft
LOT DIMENSIONS:	87 ft x 102.5 ft
# OF UNITS:	39 Apartments
APPROX. TOTAL SF:	24,289 SF
ZONING:	R6
FAR:	3
TAX CLASS / ANNUAL TAXES:	2
NOTES:	35 Year Tax Abatement Expiring in 2055

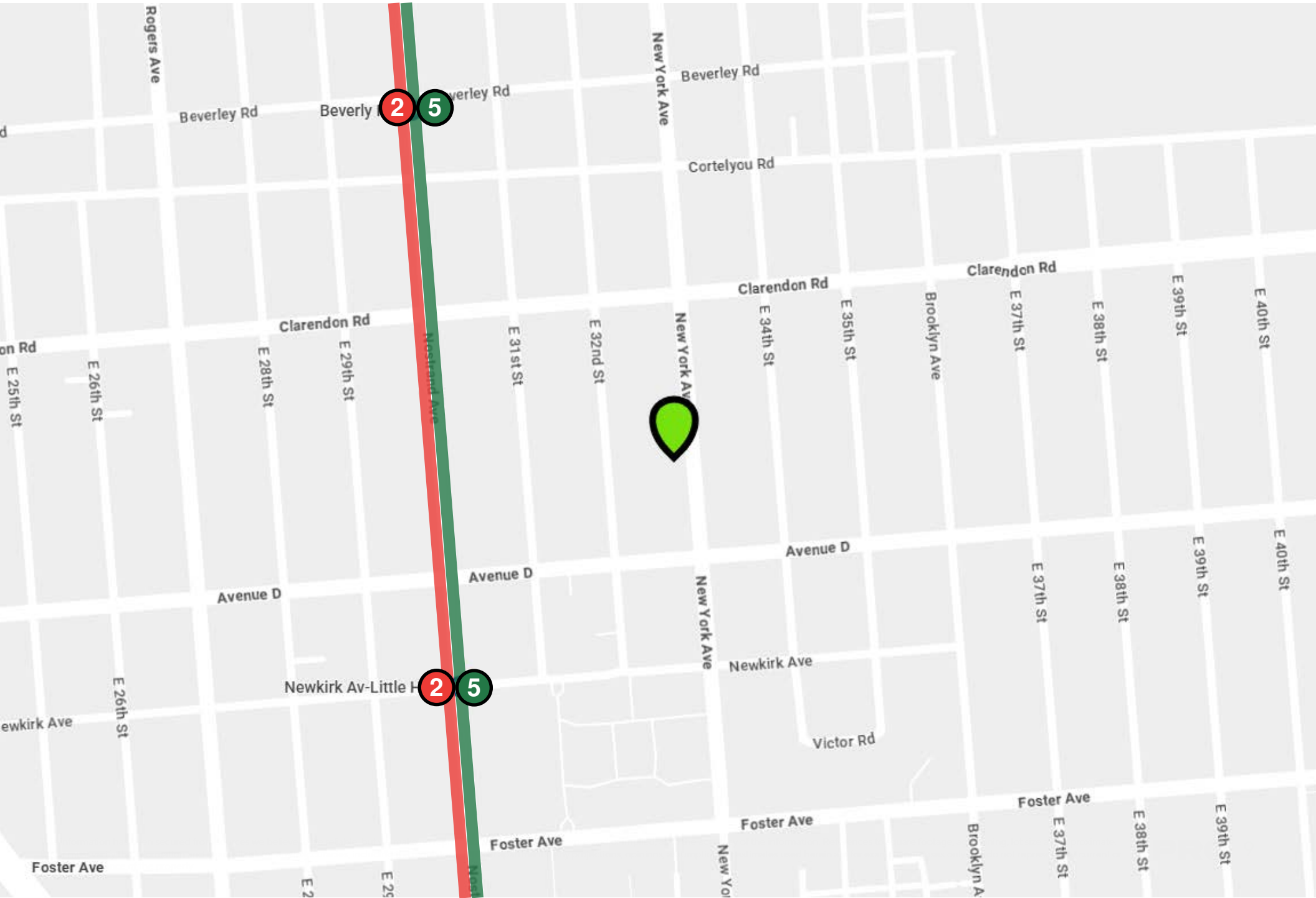
TAX MAP



1270 NEW YORK AVENUE, BROOKLYN, NY 11203

NEW 39-UNIT LUXURY BUILDING **FOR SALE**

PROPERTY MAP



1270 NEW YORK AVENUE, BROOKLYN, NY 11203

NEW 39-UNIT LUXURY BUILDING FOR SALE

INTERIOR PICTURES





Certificate of Occupancy

Page 1 of 2

CO Number: 321751902F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough: Brooklyn	Block Number: 04949	Certificate Type: Final
	Address: 1270 NEW YORK AVE	Lot Number(s): 31	Effective Date: 09/18/2020
	Building Identification Number (BIN): 3111372	Building Type: New	
This building is subject to this Building Code:			
For zoning lot metes & bounds, please see BISWeb.			
B.	Construction classification: 1-B	(2014/2008 Code)	
	Building Occupancy Group classification: R-2	(2014/2008 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 7	Height in feet: 70	No. of dwelling units: 39
C.	Fire Protection Equipment: Fire alarm system, Sprinkler system		
D.	Type and number of open spaces: Parking spaces (20), Parking (6052 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



Certificate of Occupancy

Page 2 of 2

CO Number: 321751902F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	95	OG	R-2		2B	ORDINARY CELLAR USE, UTILITIES, METERS, STORAGE, LAUNDRY ROOM, RECREATIONAL SPACE FOR RESIDENCES, PARTIAL CELLAR ACCESSORY TO THE DWELLING UNIT ON THE FIRST FLOOR ABOVE.
OSP	40		S-2		2B	DRIVEWAY, TWENTY PARKING SPACES ACCESSORY TO RESIDENTIAL
001 001 44	40		R-2	1	2A	LOBBY, BICYCLE PARKING, PROPOSED RECREATIONAL SPACE FOR RESIDENCES, ONE CLASS 'A' DWELLING UNIT, ACCESSORY SPACE TO THE UNIT PROVIDED IN THE CELLAR.
002 002 21	40		R-2	7	2A	SEVEN CLASS 'A' DWELLING UNITS
003 003 22	40		R-2	7	2A	SEVEN CLASS 'A' DWELLING UNITS, BICYCLE PARKING
004 004 22	40		R-2	7	2A	SEVEN CLASS 'A' DWELLING UNITS, BICYCLE PARKING
005 005 22	40		R-2	7	2A	SEVEN CLASS 'A' DWELLING UNITS, BICYCLE PARKING
006 006 22	40		R-2	7	2A	SEVEN CLASS 'A' DWELLING UNITS
007 007 10	40		R-2	3	2A	THREE CLASS 'A' DWELLING UNITS, LAUNDRY ROOM
ROF	40		R-2		2B	STAIR AND ELEVATOR BULKHEADS, MECHANICAL UNITS, ELEVATOR MACHINE ROOM ON TOP OF BULKHEAD
SEVEN STORY AND CELLAR RESIDENTIAL BUILDING. 39 DWELLING UNITS IN TOTAL. BICYCLE PARKING PROVIDED AT FIRST, THIRD, FOURTH, AND FIFTH FLOORS. TWENTY PARKING SPACES PROVIDED AT REAR YARD. 1388.01 SF RECREATIONAL SPACE PROVIDED AT CELLAR AND 615.18 SF OF RECREATIONAL SPACE PROVIDED AT FIRST FLOOR. NOTE: EXHIBITS I AND III HAVE BEEN RECORDED WITH THE CITY REGISTER'S OFFICE UNDER CRFN #'S 2018000345718 & 2018000345719; LOT LINE WINDOW DECLARATION HAS BEEN RECORDED UNDER CRFC # 2018000310892.						
END OF SECTION						

Borough Commissioner

Commissioner

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1270 NEW YORK AVENUE, BROOKLYN, NY 11203

NEW 39-UNIT LUXURY BUILDING FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Derek Bestreich

President

718.360.8802

derek@iprg.com

Steve Reynolds

Founding Partner

718.360.2993

steve@iprg.com

Tom Reynolds

Managing Partner

718.360.8817

tom@iprg.com

Brian Davila

Partner

718.360.8849

brian@iprg.com

Toby Waring

Partner

718.360.8837

toby@iprg.com

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