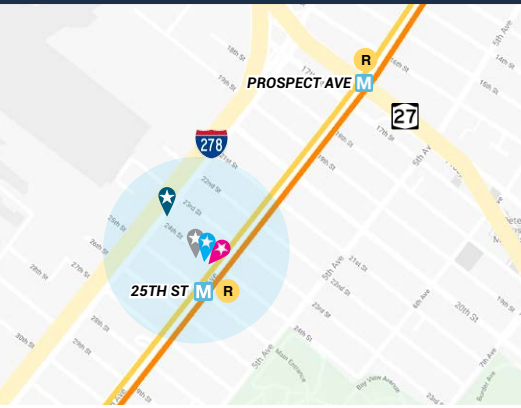


# 24<sup>TH</sup> STREET PORTFOLIO

SUNSET PARK/GREENWOOD HEIGHTS  
COMMERCIAL | MULTIFAMILY PROPERTIES



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PROPERTY INFORMATION	750 FOURTH AVE	246 24TH ST	234 24TH ST	725 THIRD AVE
	COMMERCIAL	MULTIFAMILY	MULTIFAMILY	MIXED-USE
<b>Address:</b>	750-758 Fourth Avenue	246 24th Street	234 24th Street	725 3rd Avenue
	Brooklyn, NY 11232	Brooklyn, NY 11232	Brooklyn, NY 11232	Brooklyn, NY 11232
<b>Neighborhood:</b>	Sunset Park / Greenwood Heights	Greenwood Heights	Greenwood Heights	Greenwood Heights
<b>Cross Streets:</b>	24th/25th St	3rd & 4th Avenue	3rd & 4th Avenue	23rd St and 24th St
<b>Block-Lot:</b>	651 - 36, 39, 41, 31	651-32	651-28	648-66
<b>Zoning:</b>	M1-2D	M1-2D	M1-2D	M1-2D
<b>Number of Units:</b>	1	2	5	4
<b>Gross Buiding SF:</b>	29,178	2,625	3,100	4,708
<b>Lot Dimensions:</b>	140 ft x 85 ft irreg.	25.5 ft x 42 ft	25.5 ft x 100.17ft	20 ft x 100.7 ft
<b>Lot SF:</b>	13,360	1,071	2,504	2,003
<b>FAR:</b>	2.0	2.00	2.00	2.00
<b>Gross BSF:</b>	26,720	2,142	5,008	4,006
<b>Community Fac. FAR:</b>	4.8			
<b>Available CF Air Rights:</b>	38,588			
<b>ASKING PRICE</b>	<b>\$11,000,000</b>	<b>\$1,000,000</b>	<b>\$1,650,000</b>	<b>\$1,600,000</b>