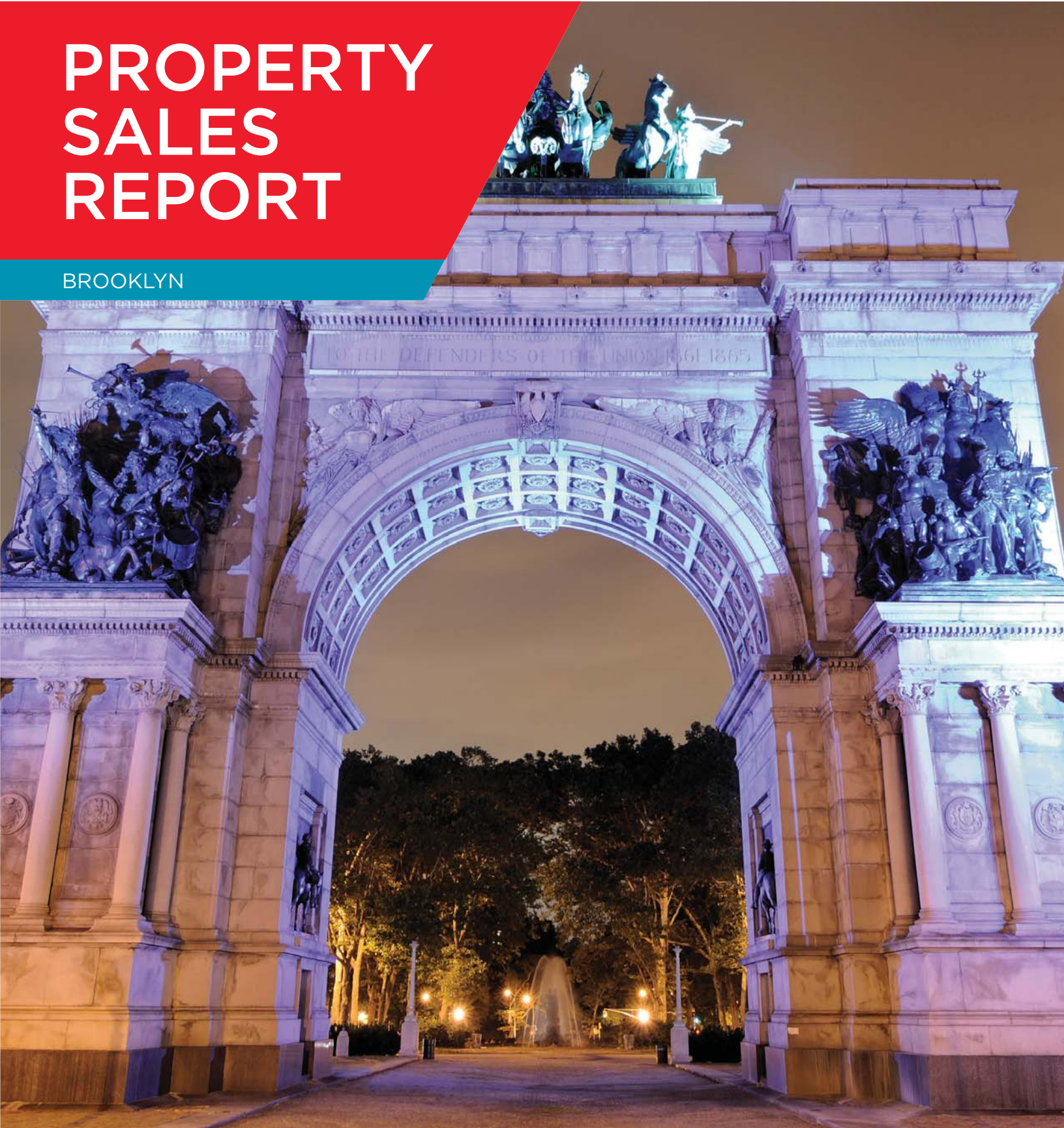


PROPERTY SALES REPORT

BROOKLYN



BROOKLYN PROPERTY SALES

The New York City investment sales market has had two unrivaled years, as 2014 set an all-time record for properties sold and 2015 set an all-time record for dollar volume. Following those record years, forecasts called for a 30-35% decline in property sales and a 15-20% reduction in dollar volume. Through the first quarter of 2016, 1,205 properties were sold, marking the 11th straight quarter New York City has sold over 1,000 properties. On an annualized basis, property sales are trending 7% below 2015 levels. First quarter 2016 dollar volume totaled \$14.1 billion, a 31% drop from one year ago. On an annualized basis, New York City is on pace for \$56 billion in investment sales activity, a 25% drop from 2015. Outer Borough markets are continuing to exhibit growth in sales and dollar volume, particularly the Bronx and Brooklyn, while Manhattan lags all markets with a 38% reduction in annualized dollar volume compared to 2015. Citywide, cap rates for core property have dropped slightly to 4.67%, while price per square foot continues to climb to an all-time high of \$518. Development sites have dropped significantly in price per buildable square foot, \$251 at quarter's end, compared to \$287 per buildable square foot at the end of 2015.

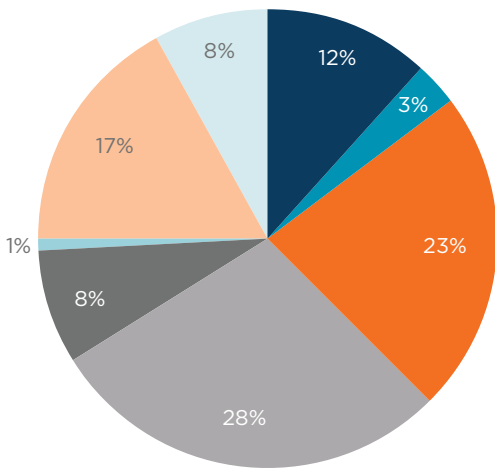
Property Sales Volume & Turnover

During the first quarter of 2016, the Brooklyn property sales market had 357 closed transactions consisting of 470 properties sold. The number of properties sold was below the 553 properties sold in the first quarter of 2015, representing a decrease of 15%. Mixed-use properties led the way in the first quarter with 134 properties sold, followed by walk-up properties with 108 properties sold. The annualized turnover through 1Q16 was 2.89% of the total stock of properties, which would be the third-highest turnover in the borough's history, trailing the last two years.

Dollar Volume

The aggregate sales consideration in the first quarter 2016 was \$2.5 billion, down 2% year-over-year. The partial interest sale of the Barclays Center accounted for \$454 million of the total dollar volume. This sale was responsible for specialty-use/conversion sites to lead all property types with a dollar volume of \$743 million, followed by development sites with a dollar volume of \$598 million. The average price per property through the first quarter was \$5.3 million, which is up 30% from year-end 2015.

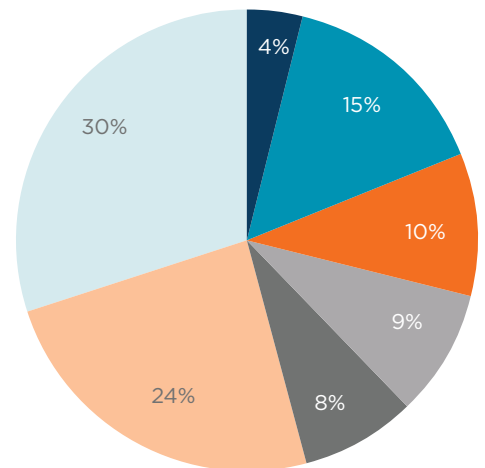
% OF PROPERTIES SOLD BY TYPE



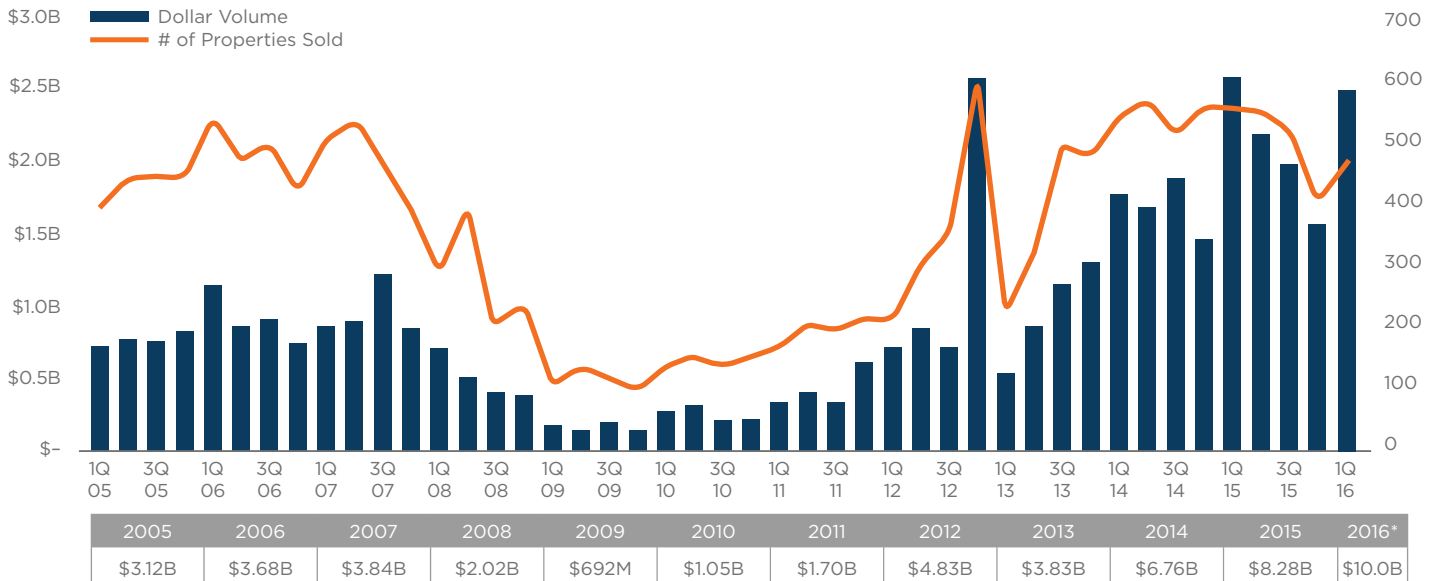
(1st Quarter 2016)

58	Industrial	108,554,146
12	Elevator	389,100,000
108	Walk-Up	244,799,787
134	Mixed-Use	216,267,312
37	Retail	202,944,824
4	Office	8,770,000
81	Development	598,476,157
36	Specialty-Use	742,554,090
470	TOTAL	\$2,511,466,316

% OF DOLLAR VOLUME BY TYPE



DOLLAR VOLUME & NUMBER OF PROPERTIES SOLD



*Annualized

Industrial Buildings

- 1Q16 dollar volume was \$109M, down 25% from 1Q15
- 58 properties were sold, up 9% from 1Q15
- \$/SF averaged \$288, up 3% from YE15

Elevator Apartment Buildings

- 1Q16 dollar volume was \$389M, down 46% from 1Q15
- 12 properties were sold, down 68% from 1Q15
- Cap rates averaged 4.46%, up 27 bps from YE15
- The gross rent multiplier (GRM) increased from 17.27x in 2015 to 17.80x
- \$/SF averaged \$549, up 38% from YE15

Walk-Up Apartment Buildings

- 1Q16 dollar volume was \$245M, down 39% from 1Q15
- 108 properties were sold, down 19% from 1Q15
- Cap rates averaged 4.67%, down 8 bps from YE15
- GRM increased from 14.87x in 2015 to 15.22x
- \$/SF averaged \$352, up 13% from YE15

Mixed-Use Buildings

- 1Q16 dollar volume was \$216M, down 23% from 1Q15
- 134 properties were sold, down 1% from 1Q15
- Cap rates averaged 5.43%, up 4 bps from YE15
- GRM increased from 14.64x in 2015 to 15.14x
- \$/SF averaged \$407, up 10% from YE15

Retail Buildings

- 1Q16 dollar volume was \$203M, up 177% from 1Q15
- 37 properties were sold, up 28% from 1Q15
- Cap rates averaged 5.19%, down 23 bps from YE15
- \$/SF averaged \$611, up 20% from YE15

Office Buildings

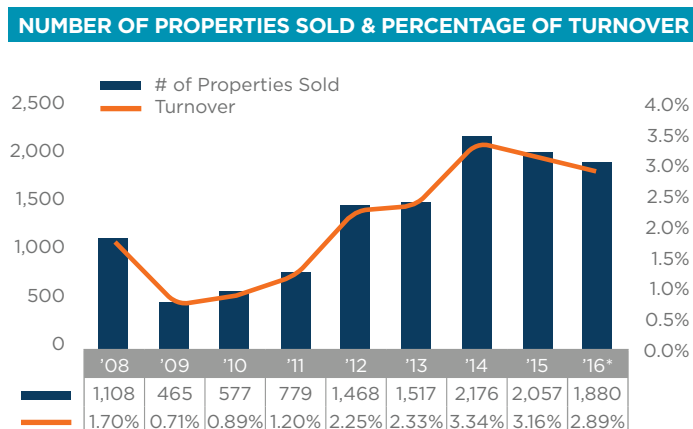
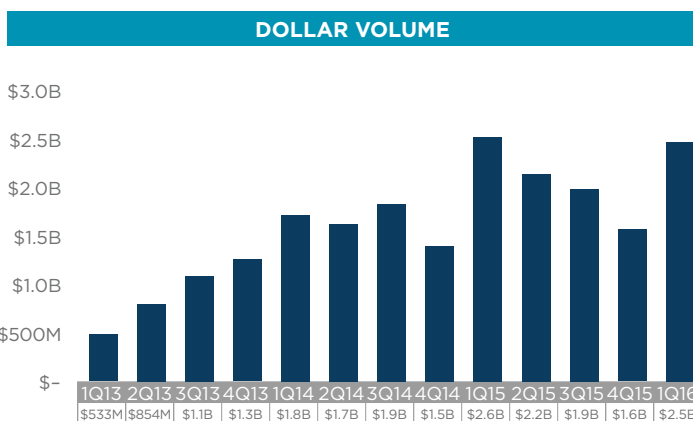
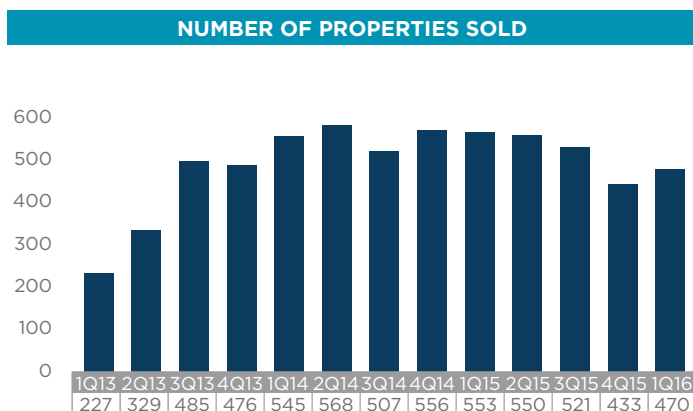
- 1Q16 dollar volume was \$9M, down 82% from 1Q15
- 4 properties were sold, down 43% from 1Q15
- \$/SF averaged \$407, up 7% from YE15

Development Sites

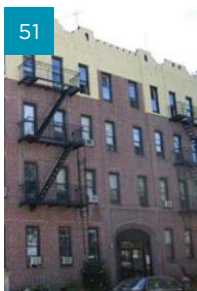
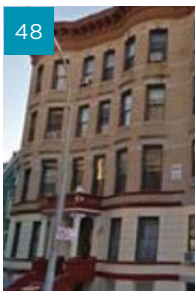
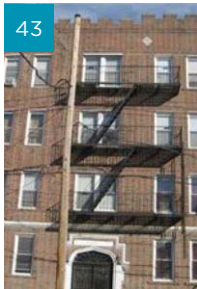
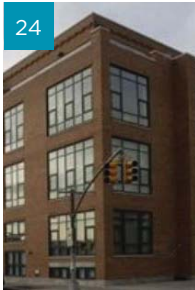
- 1Q16 dollar volume was \$598M, down 17% from 1Q15
- 81 sites were sold, down 40% from 1Q15
- \$/BSF averaged \$171, down 28% from YE15

Other Property Types

- 36 specialty-use/conversion properties sold for \$743M, \$/SF averaged \$364



*Annualized



INDUSTRIAL BUILDINGS

	ADDRESS	PRICE	GROSS SF	\$/SF
1	94-102 Walworth Street, 102 Sandford Street	\$11,900,000	29,125	\$409
2	681-697 McDonald Avenue	\$8,999,999	42,451	\$212
3	12 Rewe Street	\$8,450,000	27,650	\$306
4	534-540 Halsey Street	\$8,200,000	39,425	\$208
5	1325-1339 Atlantic Avenue	\$7,800,000	47,888	\$163
6	402 East 83rd Street	\$5,151,250	21,800	\$236
7	1077-1081 Atlantic Avenue	\$4,650,000	16,857	\$276
8	161-165, 169-171 43rd Street	\$4,500,000	10,000	\$450
9	670-692 Thomas S. Boyland Street	\$4,500,000	20,000	\$225
10	1981 Pitkin Avenue, 183 Williams Avenue, 188 Alabama Avenue	\$4,350,000	25,500	\$171
11	381 Hamilton Avenue, 551-557 Smith Street	\$4,300,000	5,000	\$860
12	780-782, 784 Humboldt Street	\$3,670,000	6,000	\$612
13	184 Morgan Avenue	\$3,500,000	12,000	\$292
14	703 3rd Avenue	\$3,400,000	9,680	\$351
15	223 25th Street	\$3,000,000	12,707	\$236
16	9411 Ditmas Avenue	\$2,600,000	9,775	\$266
17	1061-1063 Atlantic Avenue	\$2,550,000	12,000	\$213
18	1007 Sheffield Avenue	\$2,200,000	5,700	\$386
19	4913-4923 2nd Avenue	\$2,150,000	6,064	\$355
20	291 Essex Street	\$1,500,000	12,240	\$123

ELEVATOR APARTMENT BUILDINGS

	ADDRESS	PRICE	GROSS SF	\$/SF	UNITS	\$/UNIT	CAP RATE	GRM
21	247 North 7th Street, 248 North 8th Street	\$125,000,000	\$129,689	\$964	169	\$739,645	5.00%	-
22	110-112 Green Street	\$103,500,000	\$173,456	\$597	130	\$796,154	4.62%	17.64
23	Williamsburg Terrace+	\$49,500,000	-	-	72	\$687,500	-	-
24	305-319 McGuinness Boulevard	\$31,000,000	\$53,124	\$584	38	\$815,789	5.02%	17.59
25	1302 Newkirk Avenue	\$25,000,000	\$95,040	\$263	90	\$277,778	3.68%	-
26	15-25 Crown Street	\$20,750,000	\$51,000	\$407	58	\$357,759	3.96%	18.16
27	50 Orange Street	\$13,500,000	\$12,583	\$1,073	20	\$675,000	-	-
28	572, 576 5th Avenue	\$10,700,000	\$18,900	\$566	18	\$594,444	-	-
29	600 Ocean Avenue	\$5,850,000	\$24,258	\$241	24	\$243,750	-	-
30	475 East 8th Street	\$4,300,000	\$17,318	\$248	12	\$358,333	-	-

WALK-UP APARTMENT BUILDINGS

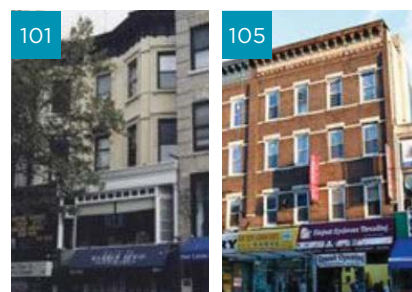
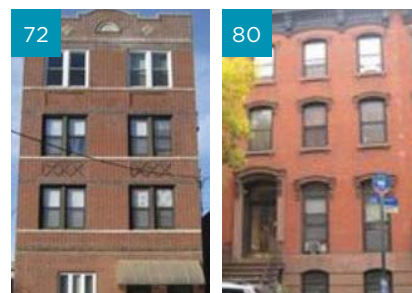
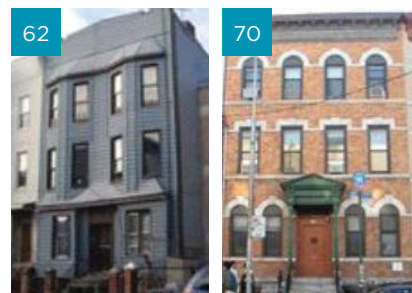
	ADDRESS	PRICE	GROSS SF	\$/SF	UNITS	\$/UNIT	CAP RATE	GRM
31	991, 993 President Street	\$17,000,000	46,112	\$369	63	\$269,841	3.94%	17.14
32	312 12th Street	\$9,200,000	14,644	\$628	20	\$460,000	4.20%	-
33	724, 728 Dekalb Avenue	\$7,600,000	32,407	\$235	34	\$223,529	4.47%	-
34	398 8th Street	\$7,000,000	7,992	\$876	8	\$875,000	-	-
35	42 Sidney Place	\$6,350,000	8,500	\$747	14	\$453,571	-	-
36	385 Vernon Avenue	\$5,900,000	14,615	\$404	16	\$368,750	4.26%	17.43
37	1236 Union Street 623 Halsey Street	\$5,660,000	24,900	\$227	24	\$235,833	-	-
38	851 Franklin Avenue	\$5,500,000	8,440	\$652	16	\$343,750	4.81%	15.30
39	488 4th Avenue	\$5,000,000	3,999	\$1,250	6	\$833,333	-	-
40	558 Lafayette Avenue	\$4,815,000	9,055	\$532	8	\$601,875	-	-
41	435 16th Street	\$4,175,000	7,112	\$587	8	\$521,875	-	-
42	219 Sackman Street	\$4,150,000	31,216	\$133	38	\$109,211	-	-
43	923 64th Street	\$3,800,000	14,240	\$267	16	\$237,500	-	-
44	592 Vanderbilt Avenue	\$3,600,000	8,360	\$431	8	\$450,000	-	-
45	2832-2850 West 36th Street	\$3,525,000	18,960	\$186	24	\$146,875	-	-
46	739 Dumont Avenue	\$3,510,000	16,696	\$210	23	\$152,609	-	-
47	798 St. Johns Place	\$3,500,000	8,676	\$403	8	\$437,500	4.28%	-
48	42 Hawthorne Street	\$3,500,000	13,000	\$269	8	\$437,500	-	-
49	4219 15th Avenue	\$3,450,000	12,800	\$270	12	\$287,500	-	-
50	4109 Seventh Avenue	\$3,400,000	13,188	\$258	16	\$212,500	4.00%	12.50
51	1814-1818 78th Street	\$3,400,000	18,720	\$182	19	\$178,947	-	-
52	321 Malcolm X Boulevard	\$3,275,000	9,000	\$364	9	\$363,889	5.50%	-
53	404 11th Street, #6	\$3,250,000	3,915	\$830	6	\$541,667	-	-
54	231 North Henry Street	\$3,050,000	7,110	\$429	6	\$508,333	6.01%	11.07
55	1033 Ocean Avenue	\$3,030,000	17,100	\$177	32	\$94,688	4.78%	-
56	314-318 57th Street	\$2,900,000	14,400	\$201	17	\$170,588	-	-

Above are all sales completed during the 1st Quarter of 2016 at \$1.5M or above.

*Partial Interest

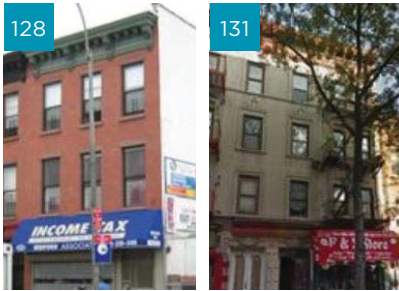
WALK-UP APARTMENT BUILDINGS							
ADDRESS	PRICE	GROSS SF	\$/SF	UNITS	\$/UNIT	CAP RATE	GRM
57 370 Baltic Street	\$2,900,000	6,960	\$417	8	\$362,500	-	-
58 107 Skillman Avenue	\$2,850,000	3,900	\$731	6	\$475,000	4.21%	19.00
59 96 Wyckoff Street	\$2,800,000	6,500	\$431	7	\$400,000	3.49%	18.20
60 699 Bushwick Avenue	\$2,800,000	7,344	\$381	13	\$215,385	-	-
61 536 9th Street	\$2,600,000	3,600	\$722	8	\$325,000	3.60%	19.84
62 97 Cornelia Street	\$2,600,000	4,500	\$578	6	\$433,333	-	-
63 215 Lafayette Avenue	\$2,600,000	5,280	\$492	10	\$260,000	-	-
64 1429 Bushwick Avenue	\$2,500,000	4,725	\$529	6	\$416,667	-	-
65 1322-1326 Prospect Place	\$2,500,000	10,920	\$229	15	\$166,667	-	-
66 150 De Graw Street	\$2,450,000	4,560	\$537	5	\$490,000	-	-
67 845 Schenectady Avenue	\$2,270,000	14,160	\$160	16	\$141,875	4.92%	12.22
68 354 East 54th Street	\$2,200,000	10,800	\$204	15	\$146,667	6.15%	10.15
69 277 Humboldt Street	\$2,200,000	5,500	\$400	8	\$275,000	3.87%	19.10
70 212 Wyckoff Avenue	\$2,200,000	4,875	\$451	6	\$366,667	-	-
71 120 Eckford Street	\$2,175,000	4,050	\$537	6	\$362,500	4.83%	15.54
72 6710 14th Avenue	\$1,975,000	7,400	\$267	7	\$282,143	-	-
73 1311-1313 Dean Street	\$1,900,000	4,049	\$469	9	\$211,111	-	-
74 354-356 Parkside Avenue	\$1,875,000	4,000	\$469	8	\$234,375	5.23%	-
75 49 St. Nicholas Avenue	\$1,865,000	5,832	\$320	6	\$310,833	-	-
76 57 Troutman Street	\$1,850,000	6,375	\$290	6	\$308,333	-	-
77 337 2nd Street	\$1,850,000	4,455	\$415	6	\$308,333	-	-
78 286 19th Street	\$1,765,000	4,800	\$368	6	\$294,167	-	-
79 55 Bay 14th Street	\$1,760,000	3,708	\$475	6	\$293,333	-	-
80 146 Lafayette Avenue	\$1,750,000	4,838	\$362	5	\$350,000	-	-
81 188 Suydam Street	\$1,715,000	4,500	\$381	6	\$285,833	-	-
82 230 Schenectady Avenue	\$1,700,000	6,006	\$283	6	\$283,333	-	-
83 1114 Willoughby Avenue	\$1,625,000	4,275	\$380	6	\$270,833	-	-
84 132 Hancock Street	\$1,600,000	3,600	\$444	6	\$266,667	4.06%	-
85 1153 St. Johns Place	\$1,600,000	5,506	\$291	6	\$266,667	3.72%	16.46
86 7402 Narrows Avenue	\$1,550,000	5,490	\$282	5	\$310,000	-	-
87 813, 819 Avenue C	\$1,515,000	10,500	\$144	12	\$126,250	-	-
88 32 Belvedere Street	\$1,500,000	3,375	\$444	5	\$300,000	-	-

MIXED-USE BUILDINGS							
ADDRESS	PRICE	GROSS SF	\$/SF	UNITS	\$/UNIT	CAP RATE	GRM
89 119-123 Kent Avenue	\$15,850,000	14,275	\$1,110	20	\$792,500	4.86%	15.58
90 106-108 Meserole Avenue	\$11,000,000	15,500	\$710	15	\$733,333	4.37%	16.58
91 811 Grand Street	\$9,000,000	20,203	\$445	16	\$562,500	1.44%	32.99
92 139 Montague Street	\$6,200,000	6,440	\$963	6	\$1,033,333	-	-
93 2657 Bedford Avenue	\$6,000,000	27,840	\$216	25	\$240,000	-	-
94 93 Atlantic Avenue	\$4,200,000	6,350	\$661	8	\$525,000	-	-
95 942 Flushing Avenue	\$4,000,000	7,390	\$541	8	\$500,000	-	-
96 220 Conover Street	\$4,000,000	4,875	\$821	2	\$2,000,000	-	-
97 684 Myrtle Avenue	\$3,950,000	11,200	\$353	14	\$282,143	-	14.00
98 289 Court Street	\$3,650,000	2,100	\$1,738	3	\$1,216,667	-	-
99 1190 Bedford Avenue	\$3,500,000	5,383	\$650	7	\$500,000	4.68%	14.32
100 169 Buffalo Avenue	\$3,430,000	18,350	\$187	26	\$131,923	-	-
101 123A 7th Avenue	\$3,350,000	3,840	\$872	4	\$837,500	4.48%	-
102 469 East 98th Street	\$3,350,000	16,500	\$203	19	\$176,316	-	-
103 546 Court Street	\$3,325,000	3,400	\$978	5	\$665,000	-	-
104 616 Coney Island Avenue	\$3,300,000	10,230	\$323	3	\$1,100,000	-	-
105 4917-4919 5th Avenue	\$3,250,000	6,620	\$491	8	\$406,250	-	-
106 507 Myrtle Avenue	\$3,200,000	3,750	\$853	6	\$533,333	4.44%	-
107 235 South 4th Street	\$3,000,000	5,200	\$577	6	\$500,000	5.46%	15.08
108 5802 Fort Hamilton Parkway	\$3,000,000	5,412	\$554	7	\$428,571	-	-
109 98 Greenpoint Avenue	\$2,720,000	5,000	\$544	7	\$388,571	2.58%	25.83
110 199 Malcolm X Boulevard	\$2,580,000	4,836	\$534	7	\$368,571	6.55%	12.67
111 6810 New Utrecht Avenue	\$2,550,000	4,082	\$625	5	\$510,000	-	-
112 74 4th Avenue	\$2,435,000	2,940	\$828	3	\$811,667	-	-
113 128-130 Cortelyou Road	\$2,275,000	7,200	\$316	8	\$284,375	6.43%	11.96
114 50 Starr Street	\$2,100,000	4,125	\$509	4	\$525,000	-	-
115 238 Wyckoff Avenue	\$2,000,000	4,125	\$485	5	\$400,000	-	-
116 2 Stanwix Street	\$2,000,000	4,329	\$462	6	\$333,333	-	-
117 2774 Coney Island Avenue	\$1,950,000	4,700	\$415	3	\$650,000	-	-



Above are all sales completed during the 1st Quarter of 2016 at \$1.5M or above.

BROOKLYN PROPERTY SALES



MIXED-USE BUILDINGS								
	ADDRESS	PRICE	GROSS SF	\$/SF	UNITS	\$/UNIT	CAP RATE	GRM
118	1782, 1784 Sheepshead Bay Road	\$1,900,000	7,840	\$242	6	\$316,667	-	-
119	834 Flatbush Avenue	\$1,800,000	3,760	\$479	2	\$900,000	-	-
120	239, 241 Marcus Garvey Boulevard	\$1,800,000	4,720	\$381	4	\$450,000	-	-
121	8126 5th Avenue	\$1,800,000	6,540	\$275	7	\$257,143	-	-
122	5705 4th Avenue	\$1,800,000	5,858	\$307	6	\$300,000	-	-
123	5601 13th Avenue	\$1,750,000	2,504	\$699	3	\$583,333	-	-
124	142 Ralph Avenue	\$1,750,000	4,875	\$359	6	\$291,667	-	-
125	687 Manhattan Avenue	\$1,725,000	1,200	\$1,438	3	\$575,000	4.38%	19.65
126	1429-1431 Flatbush Avenue	\$1,700,000	8,400	\$202	8	\$212,500	-	-
127	6524 11th Avenue	\$1,625,000	4,320	\$376	5	\$325,000	-	-
128	1019 Bedford Avenue	\$1,600,000	3,600	\$444	3	\$533,333	-	-
129	8010 18th Avenue	\$1,600,000	4,860	\$329	6	\$266,667	-	-
130	381 Graham Avenue	\$1,600,000	1,320	\$1,212	2	\$800,000	-	-
131	663 Flatbush Avenue	\$1,580,000	5,200	\$304	7	\$225,714	-	-
132	740 4th Avenue	\$1,575,000	4,366	\$361	6	\$262,500	-	-
133	134 Manhattan Avenue	\$1,550,000	3,443	\$450	3	\$516,667	5.62%	13.24
134	992 Atlantic Avenue	\$1,550,000	2,600	\$596	3	\$516,667	-	-
135	446 Gates Avenue	\$1,500,000	4,800	\$313	4	\$375,000	-	-

DEVELOPMENT SITES							
	ADDRESS	PRICE	ZONING	LOT AREA	FAR	BSF	\$/BSF
136	Macy's Brooklyn Portfolio	\$170,000,000	C5-4/DB	145,724	10.00	1,457,248	\$117
137	625 Fulton Street	\$158,000,000	C6-4/DB	62,472	10.00	624,720	\$253
138	9 Dekalb Avenue	\$90,000,000	C6-4.5	31,882	12.00	-	-
139	123 Linden Boulevard	\$18,500,000	R7-1	85,500	3.44	294,120	\$63
140	121 Hausman Street	\$16,068,000	M3-1	66,630	2.00	133,260	\$121
141	136-138 Lawrence Street	\$15,000,000	C6-4.5/DB	2,850	12.00	34,200	\$439
142	395-412 Evergreen Avenue	\$13,500,000	R6	1,369	2.20	78,219	\$173
143	711 Franklin Avenue	\$12,000,000	R7A/C2-4	10,250	4.00	41,000	\$293
144	1105-1207 Bowery	\$8,700,000	C7	20,000	2.00	-	-
145	52-56 Throop Avenue	\$7,200,000	R7A/C1-4	8,750	4.00	35,000	\$206
146	186, 190 Lenox Road	\$7,000,000	R7-1	15,405	3.44	52,994	\$132
147	1819, 1825 Ocean Avenue	\$6,300,000	R7A	11,000	4.00	66,220	\$95
148	1502 West 1st Street	\$5,400,000	R6A	11,900	3.00	35,700	\$151
149	573 4th Avenue	\$4,500,000	C2-4/R8A/EC-1	2,107	6.00	12,642	\$356
150	570-572 Nostrand Avenue	\$4,342,500	C4-5D	4,550	4.20	19,110	\$227
151	709-719 Hart Street	\$4,300,000	R6	7,500	2.20	16,500	\$261
152	263 Huron Street, 262-268 Green Street	\$4,125,000	M3-1	21,500	2.00	-	-
153	242, 248 Newkirk Avenue	\$4,000,000	R7A/OP	7,615	4.00	30,460	\$131
154	193-197, 194 Freeman Street	\$4,000,000	R6B	12,500	2.00	25,000	\$160
155	527 Grand Avenue 956 Pacific Street	\$3,750,000	M1-1	6,875	1.00	6,875	\$545
156	542-556 Howard Avenue	\$3,400,000	C2-4/R6A	10,053	3.00	30,159	\$113
157	996 Manhattan Avenue	\$3,400,000	R7A/C2-4	2,500	3.45	8,625	\$394
158	2449 Ocean Avenue	\$3,400,000	R6A	9,350	3.00	28,050	\$121
159	624 Metropolitan Avenue	\$2,825,000	R7A/C2-4	2,500	3.45	8,625	\$328
160	516-524 Ocean View Avenue	\$2,825,000	R6	10,000	2.20	22,000	\$128
161	339-341 Nevins Street 431 Carroll Street	\$2,775,000	M1-2	4,100	2.00	8,200	\$338
162	49 Spencer Street	\$2,500,000	M1-2	12,500	2.00	25,000	\$100
163	267 Evergreen Avenue	\$1,800,000	R6	4,167	2.20	9,167	\$196
164	826, 828 New York Avenue	\$1,600,000	R7-1	2,408	3.44	8,284	\$193

RETAIL BUILDINGS					
	ADDRESS	PRICE	GROSS SF	\$/SF	CAP RATE
165	356-358 Fulton Street	\$43,000,000	27,972	\$1,537	-
166	522-524, 526 Fulton Street	\$30,000,000	55,715	\$538	-
167	12 Franklin Street	\$24,000,000	30,500	\$787	-
168	1623 Kings Highway	\$17,000,000	21,960	\$774	5.89%
169	845 Broadway	\$11,500,000	29,000	\$397	-
170	69, 71 Grand Street	\$10,625,000	10,430	\$1,019	3.01%
171	920 60th Street	\$9,272,205	18,000	\$515	-
172	517 Fulton Street	\$9,000,000	6,295	\$1,430	-

Above are all sales completed during the 1st Quarter of 2016 at \$1.5M or above.

RETAIL BUILDINGS

	ADDRESS	PRICE	GROSS SF	\$/SF	CAP RATE
173	900 Grand Street	\$8,150,000	22,650	\$360	4.50%
174	2255 86th Street	\$6,100,000	5,400	\$1,130	-
175	2584 Flatbush Avenue	\$5,750,000	13,680	\$420	-
176	800-808 Broadway	\$5,200,000	9,825	\$529	-
177	3038-3040 Atlantic Avenue	\$3,400,000	27,400	\$124	-
178	28 Garnet Street, 537 Court Street	\$2,955,000	3,150	\$938	-
179	1009 Nostrand Avenue	\$2,400,000	3,540	\$678	-
180	1318 Avenue J	\$2,000,000	4,414	\$453	-
181	5002-5018 Utica Avenue	\$1,890,000	7,350	\$257	-
182	842 Ralph Avenue	\$1,800,000	4,060	\$443	-
183	248 Avenue X	\$1,611,619	6,360	\$253	-
184	3480 Nostrand Avenue	\$1,600,000	3,420	\$468	-

SPECIALTY-USE/CONVERSION BUILDINGS

	ADDRESS	PRICE	GROSS SF	\$/SF
185	Barclays Center*	\$453,750,000	660,000	\$1,250
186	39-43 Hall Street	\$161,000,000	665,901	\$242
187	2964 Shell Road	\$48,500,000	140,805	\$344
188	The Shore Building	\$14,000,000	115,667	\$121
189	342 Wythe Avenue	\$11,410,000	8,625	\$1,323
190	199 Starr Street, 348-350 Troutman Street	\$10,500,000	21,037	\$499
191	5813-5821 20th Avenue	\$6,250,000	17,100	\$366
192	283 Greene Avenue	\$6,010,000	16,058	\$374
193	1134, 1142 Pacific Street	\$5,244,590	25,839	\$203
194	967-969 Bedford Avenue	\$4,700,000	9,900	\$475
195	358 Kosciuszko Street	\$3,900,000	9,960	\$392
196	1805, 1813 Pacific Street	\$2,700,000	11,667	\$231
197	1015-1017 Putnam Avenue	\$2,250,000	10,400	\$216
198	8746 20th Avenue	\$1,900,000	16,489	\$115
199	172 Decatur Street	\$1,900,000	4,000	\$475
200	730 Hicks Street	\$1,600,000	10,650	\$150

OFFICE BUILDINGS

	ADDRESS	PRICE	GROSS SF	\$/SF
201	2571 East 17th Street	\$3,400,000	16,000	\$213
202	1648-1650 Eastern Parkway	\$2,300,000	11,384	\$202
203	75 Eckford Street	\$1,850,000	1,937	\$955

Above are all sales completed during the 1st Quarter of 2016 at \$1.5M or above.

*Partial Interest

**Methodology**

The Cap Rates, Gross Rent Multipliers, Average Price per Square Foot and Total Volume presented in this report pertain to closed sales, including partial sales, researched or sold by Cushman & Wakefield through 3/15/16. The "first quarter" herein covers the period of 12/16/15 through 3/15/16. These transactions occurred at a minimum sales price of \$1,500,000 and were located in Brooklyn. These sales may be found in the public record and were reported by ACRIS, CoStar, RCA and other sources deemed reliable. This information has been compiled for informational purposes only and Cushman & Wakefield shall not be liable for any reliance thereon.

We use the following City of New York classifications:

- 1-4 Family properties: A, B, CO and C3
- 5+ Family Walk-Up properties: C1, C2, C4, C5, C7, C8 and C9 (excluding C6, which represents Co-Ops)
- 5+ Family Elevator properties: D1, D2, D3, D5, D6, D7, D8 and D9 (excluding D0, D4, which represent Co-Ops)
- Mixed-Use properties: K and S classes
- Retail properties / retail condominiums: L1, L8, L9, K, O, R5, R7 and R8
- Office properties and commercial condos: O, R5, R7 and R8
- Hotel properties: H classes
- Development properties: VO, V1, V2 and other properties that were purchased for development
- Specialty-Use properties: properties that, because of their intended uses (such as religious, medical, government, educational, non-profit uses), do not fall into any of the above property classes

Each sale was analyzed and categorized on a case-by-case basis.

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CONTACT US

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Cushman & Wakefield is uniquely able to produce this comprehensive sales report because of our exclusive Territory System™. Each sales agent continuously tracks all property sales that occur in his or her territory. For more information about particular transactions, contact a neighborhood sales agent below.

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