



PropertySalesReport

BROOKLYN

1st Half 2012

www.masseyknakal.com

RETAIL

ADDRESS

235 Bedford Ave

1100-1114 Kings Hwy, 2067

Coney Island Ave

1032 Gates Ave

815 Broadway, 317 Ellery St

817 Van Siclen Ave 2084

Linden Byld

190 Prospect Park W

1613 Oriental Blvd

111-113 Church Ave

2174 86 St

1816 Gravesend Neck Rd

1741 Bath Ave

358 New Lots Ave

9417 Glenwood Rd

65 Ouentin Rd

704-706 Nostrand Av

602 Myrtle Ave

OFFICE

ADDRESS

1214 Avenue M

1701 Utica Ave

3917-3919 13 Ave

1803 Gravesend Neck Rd

17

182

183

184

187

188

189

190

191

192

193

195

197

198

4

185

AVG. PRICE / SF

\$416.58

PRICE / SF

\$872.70

\$722.61

\$549,73

\$134.10

\$205.56

\$958.37

\$381.25

\$452.60

\$729.67

\$269.48

\$567.71

\$238.59

\$90.09

\$124.86

\$203.53

\$371.33

\$209.70

\$209.85

PRICE / SF

\$207.80

\$140.00

\$249.91

\$241.67

Below are all sales completed during the 1st Half of 2012

During the first half of 2012 (1Q-2Q12), there were \$14.2B in NYC sales, a 14% increase from 1H11. Thus far, there have been 1,310 properties sold, an increase of 29% from the same period last year, and 9% from 2H11. The 1,310 sales represent an annualized turnover of 1.57%. In 2Q12, there was \$6.9B citywide, down 5% from 1Q12 and 15% from 1Q11. The investment sales market has continued to see marked improvement in fundamentals across property classes, with the number of property sales on pace to eclipse 2011 by 20%. Once again, office properties dominate dollar volume, accounting for 35% of citywide volume. Walk-ups lead the way with 23% of property sales volume. Within the different markets Massey Knakal tracks, Northern Manhattan has seen a resurgence already surpassing 2011's total dollar and property sales volume. Brooklyn is on pace to double 2011's dollar volume.

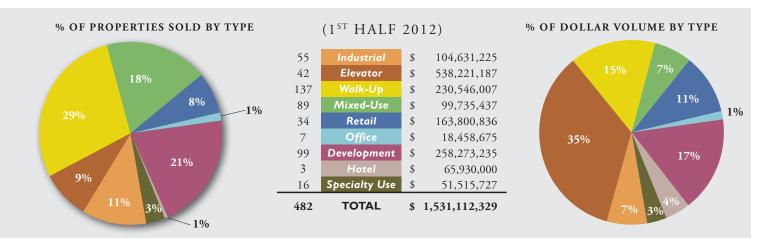
Property Sales Volume & Turnover

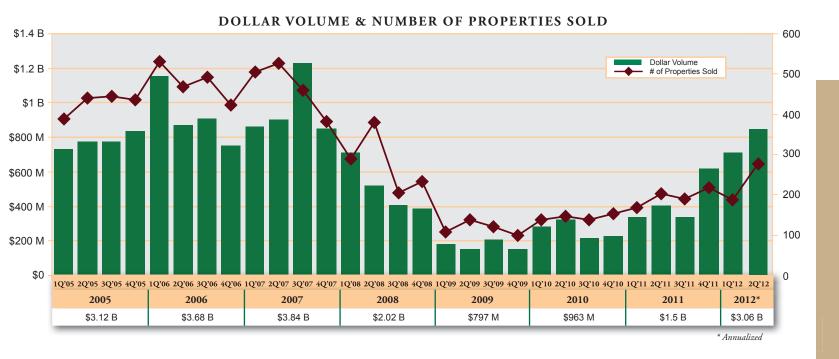
During 1H12, the Brooklyn property sales market saw 384 transactions occur, a 15% increase over 1H11 and 27% over 2H11, with 222 transactions in 2O12 alone. Of those 384 transactions, 482 properties sold, an increase of 30% from 1H11 with 275 properties sold during 2Q12. The projected turnover rate in Brooklyn through the first half of the year was 1.48% of the total stock of properties, up 24% from 2011.

Dollar Volume

The aggregate sales consideration in 1H12 was \$1.5B, an increase of 106% from the same period last year. 2Q12 has seen \$827M sold, with development sites accounting for 21% of the dollar volume this quarter. Brooklyn is on pace to double last years production with \$3B projected in 2012.

While the volume figures above reflect activity across all property types, below we examine pricing trends based on product type.





Below are all sales completed during the 2nd Quarter of 2012 GROSS SF

272,752

GROSS SF

75,627

50.788

13,734

47,850

26,756

3,225

8 000

3.977

2.090

5,492

2,400

4,820

11,100

7,208

4.422

2,211

44,271

GROSS SF

31,520

7,500

2.851

2,400

AVG. PRICE

\$8,228,579

PRICE

\$66,000,000

\$36,700,000

\$7,550,000

\$6,416,586

\$5,500,000

\$3,090,750

\$3,050,000

\$1.800.000

\$1,525,000

\$1,480,000

\$1,362,500

\$1,150,000

\$1,000,000

\$900,000

\$900,000

\$821,000

\$640,000

\$2,223,125

PRICE

\$6,550,000

\$1,050,000

\$712,500

\$580,000









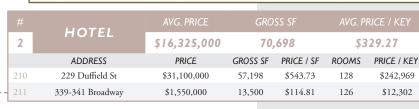












METHODOLOGY

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 Massey Knakal Realty Services through 6/15/12. The "second quarter" herein covers the period 3/15/12 through 6/15/12. These transactions occurred at a minimum sales price of \$500,000 and were located in Brooklyn. These sales may be found in the public record and were reported by ACRIS and other sources deemed reliable. This information has been compiled for informational purposes only and Massey Knakal Realty Services shall not be liable for any reliance there

- Industrial properties: B, CO and C3.
- 5 + Family Walk-Up properties: C1, C2, C4, C5, C7, C8 and C9 (excluding C6 which represent Co-Ops)
- 5+ Family Elevatored properties: D1, D2, D3, D5, D6, D8
- and D9 (excluding D0, D4 which represent Co-Ops)
- Mixed-Use properties: K and S classes

We use the following of New York classifications:

- Retail properties / retail condos: L1, L8, L9, O, R5, R7
- Office properties and commercial condos: O, R5, R7
- and R8 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 building classes.

Cap Rate: net operating income divided by the sales price.

Gross Rent Multiplier: sales price divided by the gross income.

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

Average Price Per Square Foot: sales price divided by the properties' gross square feet

Average Price Per Buildable Square Foot: sales price divided by the properties' maximum buildable square feet as allowed by the zoning of New York City.

Turnover Rate: number of sales divided by total inventory

	6-20 Units	21-50 Units	51+ Units
Real Estate Tax:	Actual	Actual	Actual
Vacancy & Credit Loss:	1.5%	1.5%	1.5%
Water & Sewer:	\$.50 / sf	\$.50 / sf	\$.50 / sf
Insurance:	\$500 / unit	\$400 / unit	\$375 / unit
Fuel:	\$1.60 / sf	\$1.60 / sf	\$1.60 / sf
Electric:	\$.25 / sf	\$.25 / sf	\$.25 / sf
Payroll:	\$4,800 / year	\$20,000 / year	\$20,000 / ye
Cleaning & Maintenance:	\$300 / month	\$400-\$600 / month	\$1,000 / moi
Elevator Maintenance:	\$4,000 elev / yr	\$5,000 elev / yr	\$5,000 elev
Repairs:	\$550 unit / yr	\$550 unit / yr	\$550 unit / y
Management:	5%	4%	3%

BROOKLYN PROPERTY SALES | 2ND QUARTER 2012

BROOKLYN PROPERTY SALES |

IST HALF 2012

Below are all sales completed during the 2nd Quarter of 2012



















	MIXED-USE	AVG. PRICE	GROSS SF	AVG. PRICE /	SF			
45	MIXED-03E	\$1,076,864	220,007	\$235.89				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PRICE / UNIT	CAP RATE	GRM
116	2628 Atlantic Ave	\$1,225,000	9,600	\$127.60	6	\$204,167	-	-
117	617 Flatbush Ave	\$1,060,000	9,050	\$117.13	16	\$66,250	-	-
118	5918 Ft Hamilton Pkwy	\$1,010,000	2,910	\$347.08	3	\$336,667	-	-
119	121A Nassau Ave	\$999,900	3,000	\$333.30	3	\$333,300	6.38%	12.63
120	414-416 Tompkins Ave	\$950,000	4,800	\$197.92	8	\$118,750	-	-
121	1020 E 92 St	\$900,000	3,412	\$263.77	5	\$180,000	-	-
122	2747 Coney Island Ave	\$880,000	2,200	\$400.00	2	\$440,000	-	-
123	152 Driggs Ave	\$850,000	3,938	\$215.85	3	\$283,333	10.34%	7.26
124	545 Lorimer St	\$850,000	2,016	\$421.63	3	\$283,333	5.78%	12.40
125	722 Church Ave	\$850,000	2,112	\$402.46	2	\$425,000	-	-
126	8504 18 Ave	\$800,000	3,240	\$246.91	3	\$266,667	-	-
127	886 Franklin Ave	\$760,000	5,075	\$149.75	5	\$152,000	6.76%	-
128	1413 Bushwick Ave	\$750,000	4,250	\$176.47	7	\$107,143	-	-
129	8412 18 Ave	\$750,000	2,880	\$260.42	2	\$375,000	-	-
130	7909 5 Ave	\$750,000	3,135	\$239.23	3	\$250,000	-	-
131	4206 Avenue T	\$740,000	2,796	\$264.66	3	\$246,667	-	-
132	223 Neptune Ave	\$685,000	4,000	\$171.25	6	\$114,167	4.94%	11.26
133	567 Jefferson Ave	\$660,000	6,785	\$97.27	7	\$94,286	7.35%	8.61
134	259 Melrose St	\$650,000	2,950	\$220.34	5	\$130,000	-	-
135	968 Rutland Rd	\$630,000	3,326	\$189.42	3	\$210,000	-	-
136	1221 Mc Donald Ave	\$630,000	3,000	\$210.00	3	\$210,000	-	-
137	301 E 26 St	\$610,000	5,228	\$116.68	6	\$101,667	8.80%	-
138	681 Flatbush Ave	\$600,000	3,565	\$168.30	5	\$120,000	-	-
139	194 Wyckoff Ave	\$600,000	4,500	\$133.33	6	\$100,000	-	-
140	63 16 St	\$600,000	3,259	\$184.09	3	\$200,000	-	-
141	117 Bay Ridge Ave	\$600,000	2,584	\$232.20	3	\$200,000	-	-
142	334 Marcus Garvey Blvd	\$575,000	4,800	\$119.79	7	\$82,143	-	-
143	488 De Kalb Ave	\$575,000	3,300	\$174.24	3	\$191,667	-	-
144	283 Nostrand Ave	\$565,000	4,400	\$128.41	5	\$113,000	-	-
145	372 Utica Ave	\$550,000	3,000	\$183.33	3	\$183,333	-	-
146	1280 Myrtle Ave	\$539,000	3,420	\$157.60	7	\$77,000	-	-
147	642 Vermont St	\$505,000	5,775	\$87.45	7	\$72,143	11.55%	6.30
148	212 Rogers Ave	\$500,000	3,300	\$151.52	3	\$166,667	-	-
149	8106 15 Ave	\$500,000	2,240	\$223.21	3	\$166,667	-	-

#	DEVELORMENT	AVG. PRICE	GROSS BSF	AVG. PRICE / BSF			
32	DEVELOPMENT	\$3,869,581	1,498,214	\$110.02			
	ADDRESS	PRICE	ZONING	LOT AREA	FAR	BSF	PRICE / BSF
150	79-87 Commercial St	\$25,000,000	R6/C2-4	106,330	2.43	271,499	\$92.08
151	171-173 Johnson St, 309 / 311 78 / 90 Prince St	\$19,000,000	C6-4	17,000	12	250,000	\$76.00
152	88 Richardson St, 59 / 65 Frost St	\$18,000,000	M1-2/R6A	44,483	2.70	120,104	\$149.87
153	131-37 Emerson Pl	\$13,000,000	R6	34,700	2.43	84,321	\$154.17
154	174 Montague St	\$12,000,000	C5-2A/DB	5,000	10	50,000	\$240.00
155	341 Eastern Pkwy	\$8,265,000	R7-1	13,487	3.44	46,395	\$178.14
156	316 Bergen St, 95 / 101 3 Ave	\$6,724,000	R7B/C2-4, R7A	15,000	3.67	55,115	\$122.00
157	1209 De Kalb Ave	\$6,000,000	R6	44,950	2.43	109,229	\$54.93
158	61 Park Pl	\$5,750,000	R6B	8,042	2	16,084	\$357.50
159	30 Henry St	\$3,500,000	R7-1	4,800	3.44	16,512	\$211.97
160	76 Lefferts Pl	\$3,400,000	R-6B	19,635	2.43	47,713	\$71.26
161	253 Empire Blvd	\$3,000,000	R6	9,320	2.43	22,648	\$132.46
162	206 Pacific St	\$2,800,000	R6	5,353	2.43	20,000	\$140.00
163	390-396 Wallabout St	\$2,350,000	M1-2	10,000	3.45	34,500	\$68.12
164	528 Park Ave	\$2,303,000	M1-1	16,450	1	16,450	\$140.00
165	170-174 West St	\$2,275,000	M1-2/R6A	5,500	2.7	14,850	\$153.20
166	77-79 Grand St, 265 Wythe Ave	\$2,100,000	M1-1	3,760	2.7	10,152	\$206.86
167	72 Throop Ave	\$2,050,000	R7A/C2-4	7,500	3.45	25,875	\$79.23
168	11 St Marks Pl	\$1,650,000	R6B & C2-4/ R7A	4,500	2.89	12,991	\$127.01
169	650 Sackett St	\$1,400,000	M1-2	3,645	4.8	18,470	\$75.80
170	1002 Bushwick Ave	\$1,300,000	R6	9,916	3	27,000	\$48.15
171	976-978 Fulton St	\$1,250,000	R7A/C2-4	4,200	3.45	14,490	\$86.27
172	258-262 Greene Ave	\$1,182,873	R6	11,000	2	22,000	\$53.77
173	1582 Linden Blvd	\$1,150,000	M1-1	12,819	1	12,819	\$89.71
174	162 Scott Ave	\$1,150,000	M3-1	12,780	2	25,560	\$44.99
175	1603-1605 Mermaid Ave	\$895,000	R6	4,000	3	12,000	\$74.58
176	538 Washington Ave	\$860,000	R6-B	3,351	4	12,943	\$66.45
177	969-971 Lafayette Ave	\$625,000	R6	6,000	2.43	14,580	\$42.87
178	804-806 Myrtle Ave	\$600,000	R6	5,000	2.2	11,000	\$54.55
179	806 Myrtle Ave	\$600,000	R6	5,000	2.43	12,150	\$49.38
180	220 Hull St	\$530,000	R6	6,000	2.43	14,580	\$36.35
181	436 Bristol St	\$522,000	R6	5.000	2.43	12,150	\$42.96

Industrial Buildings

- 1H12 dollar volume was \$104.6M, an increase of 42% from 2H11, and on par with 1H11
- 55 properties have sold thus far in 2012, up 53% from 2H11, and 25% when compared with 1H11
- \$/SF during 1H12 averaged \$182, down 3% from 2011

Elevator Apartment Buildings

- 1H12 dollar volume was \$538M, an increase of 62% from 2011's year-end total
- 42 properties were sold, an increase of 20% from 2011
- Cap Rates averaged 5.40%, down 60 bps from 2011. The Gross Rent Multiplier (GRM) increased from 11.25x in 2011 to 12.02x thus far in 2012
- \$/SF in 1H12 averaged \$261, an increase of 47% from 2011

Walk-Up Apartment Buildings

- 1H12 dollar volume was \$230.5M, an increase of 56% from 2H11 and 40% from 1H11
- 137 properties were sold, up 22% from 2H11 and 40% from 1H11
- Cap Rates averaged 7.28%, up 23bps from 2011; GRM averaged 8.93x compared to 8.87x in 2011
- \$/SF in 1H12 averaged \$180, up 8% from 2011

Mixed-Use Buildings

- 1H12 dollar volume was \$99.7M, down 32% from 2H11, and 2% from 1H11
- 89 properties were sold, down 21% from 2H11 and 10% from 1H11
- Cap Rates averaged 7.23%, up 40 bps 2011; GRM averaged 10.78x compared to 10.76x in 2011
- \$/SF in 1H11 averaged \$261 on par with 2011

Retail Buildings

- 1H12 dollar volume was \$157M, an increase of 7% from 2011's year-end total
- 34 properties were sold, down 3% from 2H11 but up 26% from 1H11
- \$/SF in 1H12 averaged \$375, up 20% from \$311 in 2011

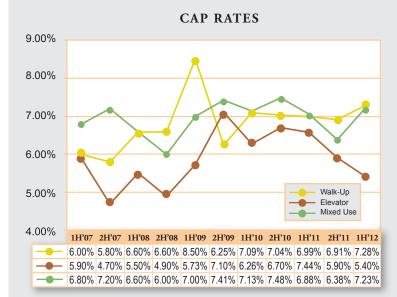
Development

- 1H12 dollar volume was \$264M, an increase of 52% from 2H11, and 150% from 1H11
- 99 sites sold in 1H12, up 34% from 2H11, and 48% from
- \$/BSF in 1H11 averaged \$118, up 4% from 114 in 2011

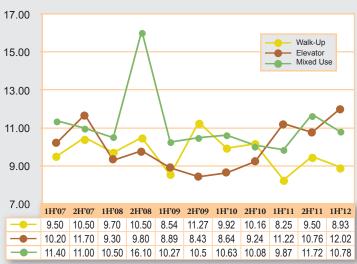
Other Property Types

- 7 office properties sold for \$18.4M, averaging \$265 \$/SF
- 16 Specialty Use/Conversion properties sold for \$51.5M, averaging \$218 \$/SF
- 3 Hotels sold for \$65.9M averaging \$662 \$/Sf

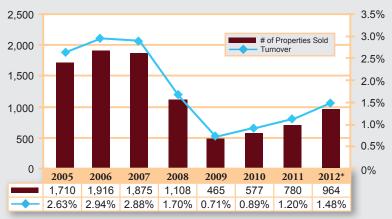
Based on all sales completed during the 1st Half of 2012



GROSS RENT MULTIPLE



NUMBER OF PROPERTY SALES & PERCENTAGE OF TURNOVER

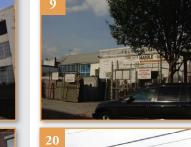


* Annualized

BROOKLYN PROPERTY SALES | 2ND QUARTER 2012 BROOKLYN PROPERTY SALES | 2ND QUARTER 2012

Below are all sales completed during the 2nd Quarter of 2012











23	INDUSTRIAL	\$2,747,609	469,732	\$171.68
	ADDRESS	PRICE	GROSS SF	PRICE / SF
1	976-998 Dean St 895 Bergen St	\$11,000,000	139,142	\$79.06
2	2706 Fulton St	\$9,500,000	57,411	\$165.47
3	1202 Metropolitan Ave	\$7,000,000	39,510	\$177.17
4	6303 5 Ave	\$6,200,000	35,500	\$174.65
5	5601 1 Ave	\$5,000,000	40,000	\$125.00
6	254 Bay Ridge Ave	\$3,300,000	23,560	\$140.07
7	575 Scholes St	\$2,850,000	7,200	\$395.83
8	10504 Flatlands Ave	\$1,850,000	16,200	\$114.20
9	1621-29 61 St	\$1,700,000	6,080	\$279.61
10	365 Johnson Ave	\$1,600,000	12,125	\$131.96
11	405-409 Johnson Ave	\$1,600,000	12,125	\$131.96
12	61-71 Franklin Ave	\$1,500,000	10,800	\$138.89
13	19 Wythe Ave	\$1,500,000	5,000	\$300.00
14	23 Beadel St	\$1,350,000	10,917	\$123.66
15	822 4 Ave	\$1,290,000	9,015	\$143.08
16	105 Vanderveer St	\$1,000,000	15,000	\$66.67
17	200 Norman Ave	\$865,000	4,750	\$182.11
18	17 Beadel St	\$850,000	3,750	\$226.67
19	2735 Stillwell Ave	\$800,000	3,147	\$254.21
20	850 Shepherd Ave	\$760,000	8,000	\$95.00
21	462 Rockaway Ave	\$675,000	5,000	\$135.00
22	256 42 St	\$505,000	3,000	\$168.33
23	135 19 St	\$500,000	2,500	\$200.00



#	. 5+ FAMILY .	AVG. PRICE	GROSS SF	AVG. PRICE / SF			
14	ELEVATOR	\$16,107,357	1,156,613	\$252.90			
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	CAP	GRM
24	111-117 Kent Ave	\$56,000,000	87,929	\$636.88	62	5.86%	13.66
25	350 E 19 St, 2101 Bedford Ave, 200 E 18 St, 2015 Foster Ave, 75-89 Hawthorne St, 1 Saint Paul's Ct	\$42,100,000	398,089	\$105.76	370	5.96%	-
26	204 Huntington St	\$24,500,000	60,664	\$403.86	60	7.64%	11.60
27	385 Union Ave	\$21,500,000	53,000	\$405.66	47	6.38%	13.81
28	441 Brooklyn Ave, 348 Empire Byld, 305 E 34 St	\$18,100,000	157,255	\$115.10	153	5.19%	9.94
29	298 St Johns Pl, 212 Crown St	\$12,400,000	52,423	\$236.54	50	-	-
30	45 Bay 19 St	\$11,800,000	64,900	\$181.82	80	5.15%	-
31	89 Hawthorne St	\$7,603,000	71,795	\$105.90	73	-	-
32	141 Columbia Hts	\$7,300,000	15,390	\$474.33	16	4.60%	-
33	183 Columbia Hts	\$6,600,000	15,158	\$435.41	13	5.30%	13.20
34	854 Ocean Ave	\$4,700,000	42,030	\$111.82	41	-	-
35	346 E 29 St	\$4,650,000	66,932	\$69.47	65	-	-
36	659 Ocean Ave	\$4,300,000	47,448	\$90.63	35	-	-
37	354 93 St	\$3,950,000	23,600	\$167.37	41	-	-









#	. 5+ FAMILY	AVG. PRICE	GROSS SF	AVG. PRICI	= / SF			
67	WALK-UP	\$1,614,936	694,759	\$178.59				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
38	117 Jefferson Ave, 210 Put- nam Ave, 216 Putnam Ave	\$7,975,000	70,400	\$113.28	92	\$86,685	8.69%	-
	820 Franklin Ave	\$5,225,000	34,910	\$149.67	37	\$141,216	-	-
40	642 E 2 St	\$4,900,000	37,600	\$130.32	37	\$132,432	-	-
41	189-191 S 9 St	\$4,400,000	24,900	\$176.71	30	\$146,667	6.16%	11.34
42	4706-4712 4 Ave	\$4,200,000	24,080	\$174.42	32	\$131,250	8.83%	8.00
43	8015 Bay Pkwy	\$4,100,000	24,800	\$165.32	33	\$124,242	-	-
44	1717 Carroll St	\$3,900,000	33,616	\$116.02	42	\$92,857	-	-
45	14 Maujer St	\$3,495,000	10,500	\$332.86	16	\$218,438	7.04%	10.72
46	1182 Putnam Ave, 564 Evergreen Ave	\$3,300,000	18,375	\$179.59	18	\$183,333	7.64%	-
47	105 Willow St	\$3,300,000	4,755	\$694.01	5	\$660,000	-	-
48	465 4 St	\$2,850,000	8,660	\$329.10	8	\$356,250	-	-
49	148 6 Ave	\$2,500,000	6,250	\$400.00	7	\$357,143	-	-
50	1119 64 St	\$2,400,000	16,020	\$149.81	20	\$120,000	-	-
	580 E 22 St	\$2,350,000	15,216	\$154.44	20	\$117,500	7.78%	7.53

	5+ FAMILY	AVG. PRICE	GROSS SF	AVG. PRICE	: / SF			
7	WALK-UP	\$1,614,936	694,759	\$178.59				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
	86-30 23 Ave	\$2,000,000	15,120	\$132.28	20	\$100,000	6.60%	7.90
	78 Highland Pl	\$1,900,000	18,000	\$105.56	23	\$82,609	-	-
	95 Seigel St	\$1,800,000	7,500	\$240.00	11	\$163,636	8.68%	8.07
	96-98 Baltic St	\$1,750,000	17,836	\$98.12	24	\$72,917	-	-
	1602 E 43 St 5 4 Pl	\$1,750,000 \$1,643,761	15,200 5,300	\$115.13 \$310.14	19 8	\$92,105 \$205,470	-	-
	234 St James Pl	\$1,600,000	11,356	\$140.89	8	\$200,000	-	_
	143 N 8 St	\$1,550,000	7,961	\$194.70	11	\$140,909	5.66%	8.06
	132 Lafayette Ave	\$1,500,000	3,330	\$450.45	7	\$214,286	-	-
	178 Suydam St	\$1,450,000	6,000	\$241.67	8	\$181,250	-	-
	246 15 St	\$1,385,000	9,585	\$144.50	8	\$173,125	-	-
	1311 Lincoln Pl	\$1,355,000	15,680	\$86.42	20	\$67,750	6.10%	-
	30 Irving Ave	\$1,330,000	10,998	\$120.93 \$314.01	12 8	\$110,833 \$162,500	6.60%	10.83
	188 Greenpoint Ave 73 Engert Ave	\$1,300,000 \$1,290,000	4,140 5,070	\$254.44	6	\$162,300	7.80%	8.27
	2044, 2048 Nostrand Ave	\$1,160,000	9,600	\$120.83	12	\$96,667	8.42%	7.50
	152 Patchen Ave, 679	\$1,124,770	13,340	\$84.32	19	\$59,198	_	_
	Halsey St, 698 Hancock St						0.700/	0.26
	551 Graham Ave 76 16 St	\$1,100,000 \$1,100,000	5,168 5,304	\$212.85 \$207.39	6 8	\$183,333 \$137,500	9.70%	8.26
	874 Bergen St	\$1,080,000	4,400	\$207.39	8	\$137,300	-	-
	38 Bay 35 St	\$1,050,000	3,200	\$328.13	5	\$210,000	-	-
	230 Hancock St	\$1,030,000	4,800	\$214.58	6	\$171,667	-	-
	244 New York Ave	\$1,000,000	7,984	\$125.25	8	\$125,000	-	-
	2023-2025 70 St	\$995,000	5,400	\$184.26	6	\$165,833	-	-
	5217 7 Ave 226 Pulaski St	\$995,000	4,050 10,490	\$245.68 \$91.99	5 8	\$199,000 \$120,625	-	-
	140 Newton St	\$965,000 \$925,000	5,100	\$181.37	6	\$154,167	-	-
	962 Myrtle Ave	\$915,000	6,000	\$152.50	8	\$114,375	-	-
	719 Eastern Pkwy	\$875,000	5,600	\$156.25	8	\$109,375	-	-
	95 Kingston Ave	\$825,000	7,768	\$106.20	8	\$103,125	-	-
	1407 Fulton St	\$814,994	7,821	\$104.21	8	\$101,874	-	-
	786 Prospect Pl	\$800,000	5,952	\$134.41	8	\$100,000	-	-
	664 46 St	\$745,000	3,750	\$198.67	6	\$124,167	6.22%	-
	1836 81 St 236 Irving Ave	\$722,206 \$710,000	5,775 6,720	\$125.06 \$105.65	6 8	\$120,368 \$88,750	-	-
	138 Wyckoff Ave	\$700,000	4,275	\$163.74	6	\$116,667	-	-
	121 Boerum St	\$700,000	4,125	\$169.70	6	\$116,667	-	-
	138 Prospect Pl	\$700,000	2,725	\$256.88	8	\$87,500	-	-
	867 Halsey St	\$650,000	4,875	\$133.33	6	\$108,333	-	-
	2338 82 St	\$650,000	4,380	\$148.40	6	\$108,333	-	-
	1429 Bushwick Ave	\$610,000	4,725	\$129.10	6	\$101,667	-	-
	300 Palmetto St 418 Himrod St	\$605,000 \$600,000	5,250 4,875	\$115.24 \$123.08	6	\$100,833 \$100,000	-	-
	1336 Hancock St	\$600,000	4,875	\$123.08	6	\$100,000	-	-
	190 Jefferson St	\$590,000	4,153	\$142.07	5	\$118,000	-	-
	516 E 48 St	\$590,000	5,544	\$106.42	6	\$98,333	-	-
	142 Macon St	\$580,000	3,760	\$154.26	7	\$82,857	-	-
	137 Decatur St	\$555,000	3,600	\$154.17	8	\$69,375	-	-
)	530 40 St	\$535,000	4,656	\$114.91	6	\$89,167	-	-
	451 40 St	\$535,000 \$535,000	5,499	\$97.29	6	\$89,167 \$89,167	-	-
	455 40 St 463 40 St	\$535,000 \$535,000	5,499 5,688	\$97.29 \$94.06	6	\$89,167 \$89,167	-	-
	232 Stockholm St	\$500,000	4,875	\$102.56	6	\$83,333	-	-
		AVG. PRICE	GROSS SF		RICE / SF			
	MIXED-USE	\$1,076,864	220,007		85.89			
ď	ADDRESS	PRICE	GROSS SF	PRICE / S		IITS PRICE / I	JNIT CAP RAT	E GRM
5	6601-03 18 Ave	\$4,110,000	9,600	\$428.13		9 \$456,6		-
								-
5	87, 89-93 Grand St	\$4,000,000	10,428	\$383.58		3 \$1,333,		
7	555-561 Gates Ave	\$2,900,000	21,140	\$137.18		\$87,87	79 7.52%	7.44
3	285 Court St	\$2,300,000	3,912	\$587.93	:	5 \$460,0	00 7.21%	11.24
)	7002 18 Ave	\$2,075,000	5,598	\$370.67		7 \$296,4	29 -	-
)	5519 5 Ave	\$1,750,000	5,713	\$306.32	,	7 \$250,0	00 -	-
	200-202 Knickerbocker Ave	\$1,400,000	9,174	\$152.61		1 \$127,2		-
								_
2	1818 Bath Ave	\$1,400,000	8,000	\$175.00		7 \$200,0		
	1083 Brighton Beach Ave	\$1,300,000	5,680	\$228.87		5 \$260,0	00 6.92%	11.30
3	1009 Brighton Beach Ave	, ,						
§ É	1077 Brighton Beach Ave	\$1,275,000	3,294	\$387.07		3 \$425,0		8.73

50 Lee Ave

\$1,250,000

\$345.11

\$416,667

