

PROPERTY SALES REPORT

BROOKLYN



BROOKLYN PROPERTY SALES

Following a record-breaking year in 2014, which included the all-time record for properties sold, the New York City investment sales market witnessed another record-breaking year. 2015 broke the all-time record for dollar volume, as sales soared to \$74.5B, surpassing the previous record of \$62.0B set during the previous cycle in 2007. Dollar volume across the city was buoyed by several large transactions, namely the sale of Stuyvesant Town for \$5.4B and the \$3.8B investment into the Brookfield development project by QIA, both in 4Q15. Following the record-breaking year in 2014, the number of properties sold was expected to decrease in 2015. While our prediction held true, the level to which sales declined was not as drastic as predicted, as 2015 ended the year with 5,061 sales, well-above our prediction and close to 2014's total of 5,536. Cap rates citywide continued to compress, albeit at a slower rate in the second half of 2015, to finish the year at 4.7%. Price per square foot hovered around \$500/SF for the year, another all-time record.

Property Sales Volume & Turnover

In 2015, the Brooklyn property sales market saw 2,012 properties sold, a decrease of 8% from 2014, but still the second-highest on record, exceeding 2,000 properties sold for the first time in consecutive years. Brooklyn continues to lead all markets in annual sales volume. The turnover rate for Brooklyn in 2015 was 3.09% of the total stock of properties, which is the second-highest ever seen, trailing behind a record turnover of 3.34% set in 2014.

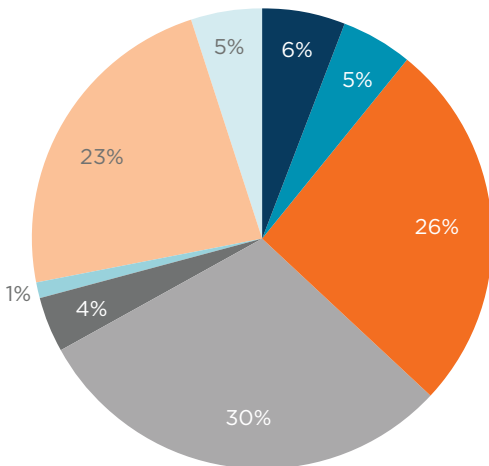
Dollar Volume

The aggregate sales consideration in 2015 was \$8.28B, an increase of 22% from 2014, and an all-time record for dollar volume in the market. Development sites led the way in 2015 with a total sales volume of \$2.07B, followed by elevator properties, with \$1.86B in sales volume. The average price per property in Brooklyn was \$4.1M in 2015, up 32% from 2014.

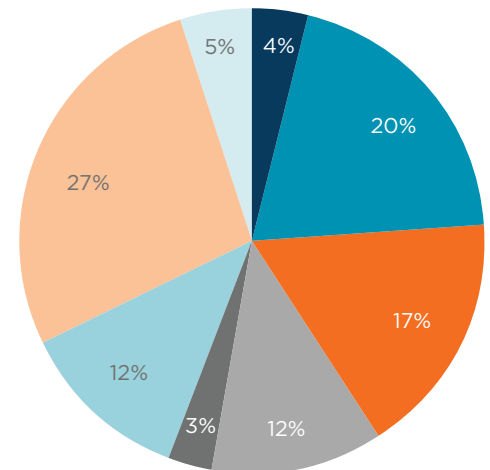
% OF PROPERTIES SOLD BY TYPE

(4th Quarter 2015)

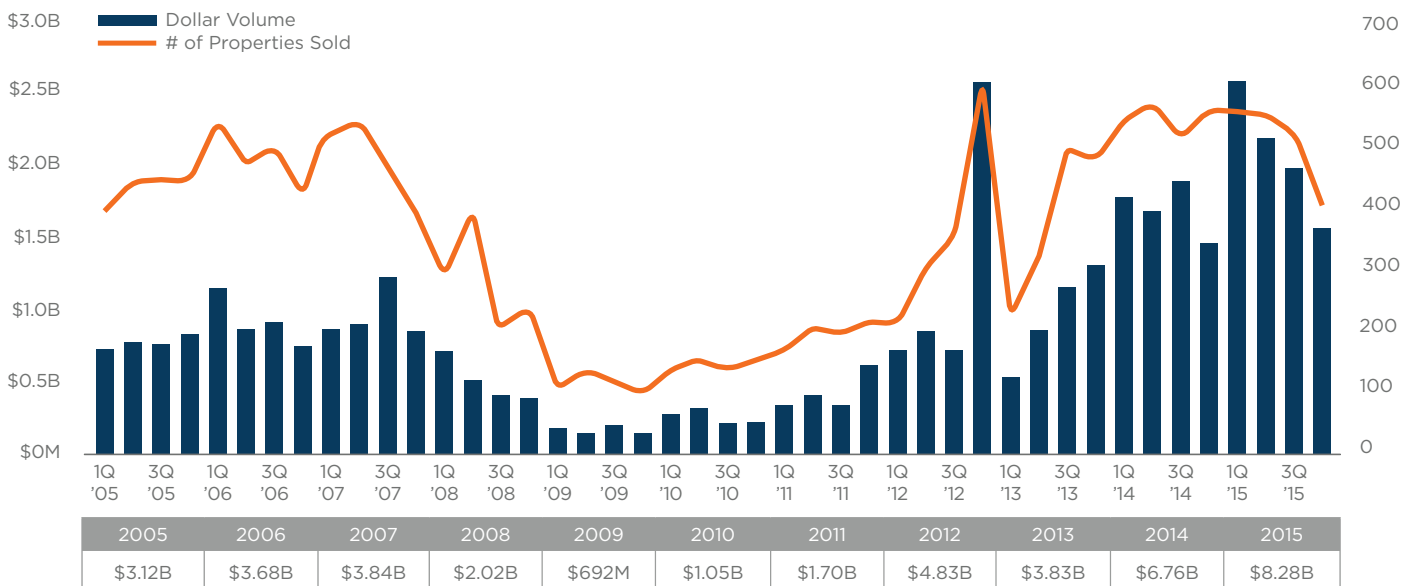
% OF DOLLAR VOLUME BY TYPE



25	Industrial	\$62,142,400
19	Elevator	\$309,352,051
105	Walk Up	\$266,685,080
120	Mixed Use	\$191,856,900
15	Retail	\$54,173,000
6	Office	\$182,700,000
92	Development	\$417,703,382
21	Specialty Use	\$73,689,599
403	TOTAL	\$1,558,302,412



DOLLAR VOLUME & NUMBER OF PROPERTIES SOLD



Industrial Buildings

- 2015 dollar volume was \$422M, down 7% from 2014 with \$62M sold in 4Q15
- 157 properties sold in 2015, down 13% from 2014 with 25 properties sold in 4Q15
- \$/SF averaged \$276, up 10% from 2014

Elevator Apartment Buildings

- 2015 dollar volume was \$1.86B, up 63% from 2014 with \$309M sold in 4Q15
- 105 properties sold in 2015, up 25% from 2014 with 19 properties sold in 4Q15
- Cap rates averaged 4.17%, down 59bps from 2014. The gross rent multiplier (GRM) increased from 13.97x in 2014 to 17.36x in 2015
- \$/SF averaged \$398, up 23% from 2014

Walk Up Apartment Buildings

- 2015 dollar volume was \$1.53B, up 18% from 2014 with \$267M sold in 4Q15
- 524 properties sold in 2015, down 16% from 2014 with 105 properties sold in 4Q15
- Cap rates averaged 4.78%, down 63bps from 2014. GRM increased from 13.05x in 2014 to 14.70x in 2015
- \$/SF averaged \$313, up 18% from 2014

Mixed Use Buildings

- 2015 dollar volume was \$1.05B, up 21% from 2014 with \$192M sold in 4Q15
- 537 properties sold in 2015, down 11% from 2014 with 120 properties sold in 4Q15
- Cap rates averaged 5.49%, down 44bps from 2014. GRM increased from 13.80x in 2014 to 14.50x in 2015
- \$/SF averaged \$370, up 8% from 2014

Retail Buildings

- 2015 dollar volume was \$351M, down 19% from 2014 with \$54M sold in 4Q15
- 128 properties sold in 2015, down 10% from 2014 with 15 properties sold in 4Q15
- Cap rates averaged 5.41%, down 65bps from 2014
- \$/SF averaged \$495 in 2015, up 3% from 2014

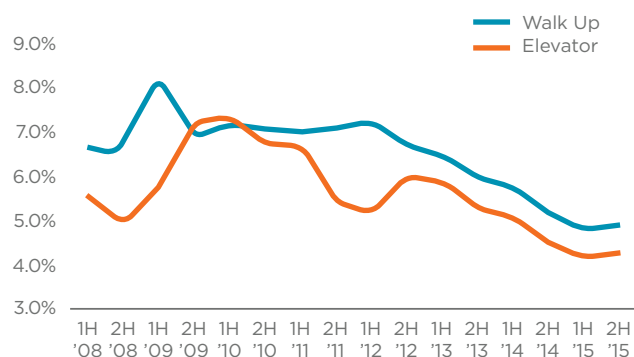
Office Buildings

- 2015 dollar volume was \$442M, up 23% from 2014 with \$183M sold in 4Q15
- 36 properties sold in 2015, up 38% from 2014 with 6 properties sold in 4Q15
- \$/SF averaged \$391 in 2015, up 32% from 2014

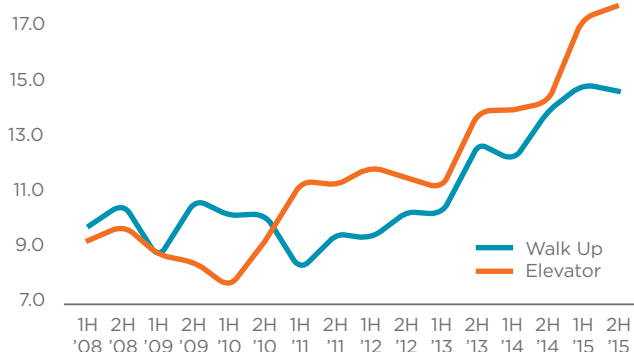
Development Sites

- 2015 dollar volume was \$2.07B, up 9% from 2014 with \$418M sold in 4Q15
- 454 sites sold in 2015, up 2% from 2014 with 92 sites sold in 4Q15
- \$/BSF averaged \$236, up 28% from 2014

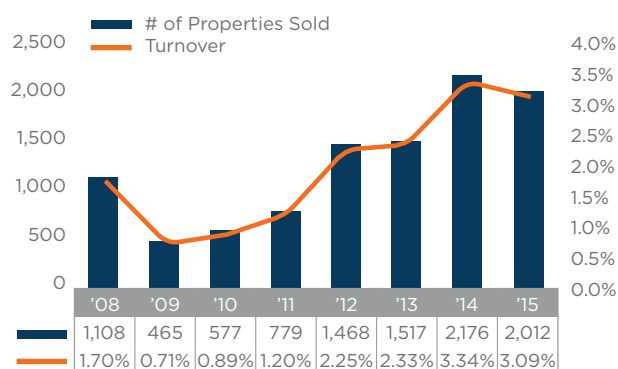
CAP RATES



GROSS RENT MULTIPLE



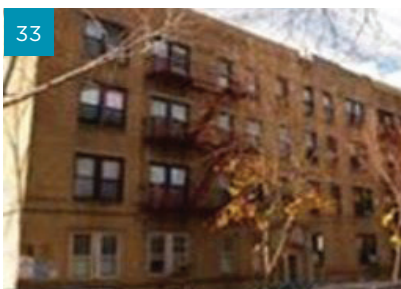
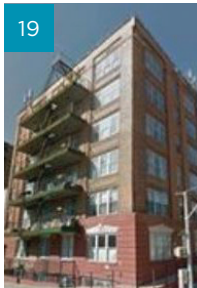
NUMBER OF PROPERTIES SOLD & PERCENTAGE OF TURNOVER



Other Property Types

- 71 Specialty Use/Conversion properties sold for \$551M, averaging \$296/SF

BROOKLYN PROPERTY SALES



INDUSTRIAL BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF
1	1224 Flushing Ave	\$12,000,000	19,500	\$615
2	42 President St, 129 Van Brunt St	\$9,250,000	24,933	\$371
3	124-134 Forrest St Portfolio	\$6,000,000	24,000	\$250
4	150 20 St	\$4,750,000	11,750	\$404
5	864, 868 39 St	\$4,037,400	14,016	\$288
6	791 3 Ave	\$3,250,000	7,500	\$433
7	76 4 St	\$2,950,000	4,480	\$658
8	990 Metropolitan Ave	\$2,700,000	7,500	\$360
9	2425-2431 McDonald Ave	\$2,550,000	8,550	\$298
10	3002, 3008-3010 Atlantic Ave	\$2,400,000	8,526	\$281
11	1961 Utica Ave	\$2,100,000	5,000	\$420
12	240 6 St	\$2,000,000	2,900	\$690
13	294 Hamilton Ave	\$1,750,000	6,400	\$273
14	266 Freeman St	\$1,600,000	5,000	\$320
15	461-463 20 St	\$1,500,000	6,000	\$250

ELEVATOR APARTMENT BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF	UNITS	PR/UNIT	CAP RATE	GRM
16	Oak Tree Management Multifamily Portfolio	\$60,209,051	133,401	\$451	151	\$398,735	-	-
17	175-183, 192 Spencer St	\$39,000,000	80,360	\$485	82	\$475,610	5.00%	-
18	163-167 Washington Ave	\$37,658,000	41,613	\$905	50	\$753,160	-	-
19	1381 Myrtle Ave, 48 Meserole St	\$28,125,000	59,377	\$474	45	\$625,000	-	-
20	125 96 St	\$22,400,000	43,182	\$519	58	\$386,207	-	-
21	9720 Kings Hwy	\$21,400,000	113,398	\$189	123	\$173,984	4.20%	13.09
22	80 Clarkson Ave	\$19,800,000	97,137	\$204	83	\$238,554	-	-
23	1947 Ocean Ave	\$17,260,000	70,332	\$245	77	\$224,156	-	-
24	2306 Ocean Ave	\$15,600,000	84,375	\$185	72	\$216,667	3.14%	17.81
25	415 Washington Ave	\$15,000,000	25,600	\$586	24	\$625,000	3.22%	21.88
26	63 Montague St	\$10,500,000	10,472	\$1,003	13	\$807,692	4.26%	19.78
27	1402 Avenue M	\$9,250,000	33,630	\$275	38	\$243,421	-	-
28	2505 Bedford Ave	\$8,550,000	37,920	\$225	48	\$178,125	-	-
29	90 Clermont Ave	\$4,600,000	7,648	\$601	7	\$657,143	6.09%	-

WALK UP APARTMENT BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF	UNITS	PR/UNIT	CAP RATE	GRM
30	BK Prime Portfolio	\$30,000,000	34,080	\$880	33	\$909,091	-	-
31	409 14 St	\$19,000,000	27,588	\$689	44	\$431,818	3.82%	-
32	Duke Properties Brooklyn Portfolio	\$16,700,001	43,750	\$382	51	\$327,451	-	-
33	900 E 18 St, 1438 Ocean Ave	\$15,000,000	74,160	\$202	72	\$208,333	-	-
34	1202 Avenue K	\$7,950,000	36,000	\$221	38	\$209,211	4.23%	15.14
35	566, 568 Baltic St	\$7,000,000	10,800	\$648	16	\$437,500	4.42%	-
36	2791 Linden Blvd	\$6,800,000	45,324	\$150	48	\$141,667	-	-
37	2263 64 St, 2070 71 St	\$6,100,000	34,960	\$174	42	\$145,238	-	-
38	308 Hicks St	\$5,500,000	7,819	\$703	9	\$611,111	5.00%	15.71
39	50, 54 Linden Blvd	\$5,100,000	28,000	\$182	32	\$159,375	-	-
40	146 Fenimore St	\$5,050,000	16,052	\$315	16	\$315,625	4.49%	15.3
41	477-479 Clinton Ave	\$5,000,000	9,092	\$550	15	\$333,333	-	-
42	475 Tompkins Ave	\$4,175,000	12,630	\$331	8	\$521,875	-	-
43	415 Lincoln Ave	\$4,050,000	22,400	\$181	30	\$135,000	5.5%	11.08
44	384 12 St	\$3,600,000	5,469	\$658	6	\$600,000	-	-
45	336, 338 Starr St	\$3,550,000	11,808	\$301	12	\$295,833	-	-
46	50 Mac Donough St	\$3,500,000	15,520	\$226	8	\$437,500	3.14%	-
47	1 Mac Donough St	\$3,500,000	10,260	\$341	8	\$437,500	-	-
48	663, 665 Central Ave	\$3,450,000	12,723	\$271	19	\$181,579	-	-
49	1433 Bedford Ave	\$3,400,000	5,263	\$646	5	\$680,000	5.12%	16.69
50	267 9 St	\$3,400,000	6,612	\$514	8	\$425,000	3.81%	18.82
51	207 18 St	\$3,350,000	9,100	\$368	8	\$418,750	-	-
52	134 17 St	\$3,250,000	7,140	\$455	8	\$406,250	4.00%	16.50
53	194 Bay 22 St	\$3,100,000	13,940	\$222	16	\$193,750	7.02%	10.15

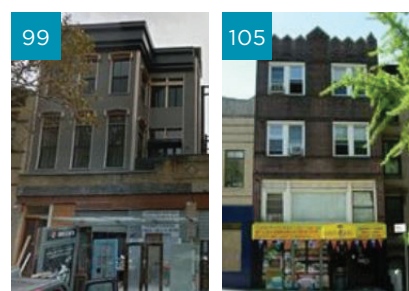
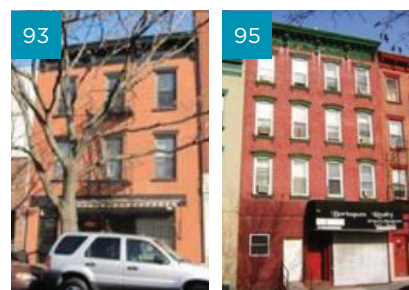
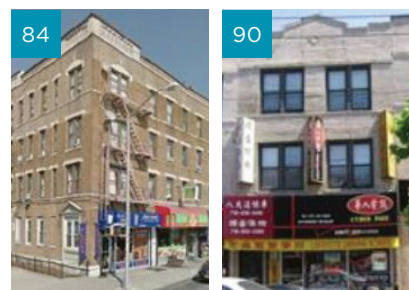
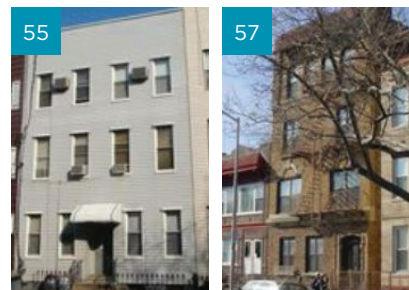
Above are all sales completed during the 4th Quarter of 2015 at \$1.5M or above.

WALK UP APARTMENT BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF	UNITS	PR/UNIT	CAP RATE	GRM
54	1076 Dean St	\$2,950,000	3,360	\$878	8	\$368,750	-	-
55	283 Devoe St	\$2,800,000	5,300	\$528	8	\$350,000	-	-
56	186 27 St	\$2,725,000	7,500	\$363	8	\$340,625	-	-
57	245 Martense St	\$2,720,000	7,260	\$375	8	\$340,000	-	-
58	99 Meserole St	\$2,642,550	4,125	\$641	5	\$528,510	4.98%	15.07
59	230, 232 Schenectady Ave	\$2,350,000	12,012	\$196	12	\$195,833	-	-
60	144 Mac Donough St	\$2,250,000	6,480	\$347	8	\$281,250	5.95%	-
61	371 Irving Ave	\$2,250,000	8,640	\$260	8	\$281,250	-	-
62	604 Humboldt St	\$2,125,000	3,750	\$567	5	\$425,000	-	-
63	66 Patchen Ave	\$2,095,000	8,800	\$238	8	\$261,875	-	-
64	679 Halsey St	\$2,025,000	6,075	\$333	6	\$337,500	-	-
65	552 Gates Ave	\$2,000,000	8,302	\$241	8	\$250,000	-	-
66	207 Hancock St	\$1,950,000	3,360	\$580	6	\$325,000	-	-
67	67 Diamond St	\$1,915,000	4,125	\$464	6	\$319,167	5.51%	14.12
68	102 Patchen Ave	\$1,825,000	4,662	\$391	6	\$304,167	-	-
69	1065 Lafayette Ave	\$1,800,000	6,092	\$295	12	\$150,000	-	-
70	5214 15 Ave	\$1,800,000	6,720	\$268	5	\$360,000	-	-
71	181 India St	\$1,765,000	3,750	\$471	6	\$294,167	-	-
72	204 Middleton St	\$1,750,000	5,500	\$318	8	\$218,750	-	-
73	1048 59 St	\$1,700,000	6,222	\$273	6	\$283,333	-	-
74	1330 43 St	\$1,690,000	3,600	\$469	6	\$281,667	-	-
75	122 33 St	\$1,650,000	5,750	\$287	6	\$275,000	6.14%	11.79
76	241 Bainbridge St	\$1,650,000	6,160	\$268	6	\$275,000	-	-
77	518 Bainbridge St	\$1,635,000	6,640	\$246	12	\$136,250	-	-
78	1348 Willoughby Ave	\$1,600,000	4,725	\$339	6	\$266,667	-	-
79	958 54 St	\$1,575,000	5,400	\$292	6	\$262,500	-	-
80	489 Chauncey St	\$1,500,000	5,657	\$265	6	\$250,000	-	-
81	181 Palmetto St	\$1,500,000	4,125	\$364	6	\$250,000	-	-
82	6622 12 Ave	\$1,500,000	5,400	\$278	6	\$250,000	-	-
83	157 Wilson Ave	\$1,500,000	4,275	\$351	6	\$250,000	-	-

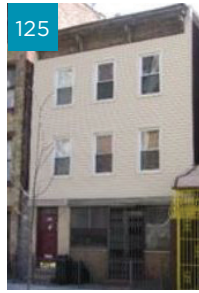
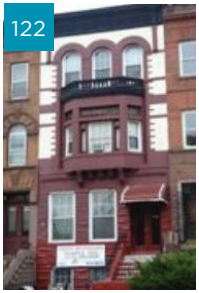
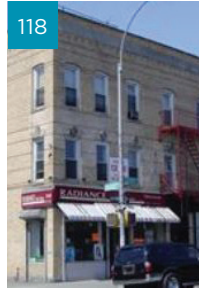
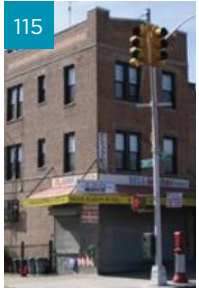
MIXED USE BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF	UNITS	PR/UNIT	CAP RATE	GRM
84	159 Bay 29 St, 8758 Bay Pkwy	\$15,150,000	60,144	\$252	76	\$199,342	-	-
85	159 Wythe Ave	\$8,000,000	6,953	\$1,151	5	\$1,600,000	5.00%	13.73
86	32-34 5 Ave	\$6,600,000	6,010	\$1,098	6	\$1,100,000	-	-
87	1341-1351 Flatbush Ave	\$6,550,000	18,180	\$360	18	\$363,889	-	-
88	113 Kenilworth Pl	\$5,400,000	17,475	\$309	18	\$300,000	5.19%	15.38
89	957 Utica Ave	\$5,165,000	24,400	\$212	23	\$224,565	6.40%	10.71
90	6003 8 Ave	\$4,800,000	4,400	\$1,091	4	\$1,200,000	-	-
91	773 Grand St	\$4,700,000	5,500	\$855	8	\$587,500	-	-
92	1263 Broadway	\$3,650,000	9,000	\$406	7	\$521,429	5.80%	14.35
93	527 Carroll St	\$3,400,000	3,750	\$907	5	\$680,000	5.45%	15.92
94	313 Knickerbocker Ave	\$3,400,000	9,000	\$378	10	\$340,000	-	-
95	205 Johnson Ave	\$3,100,000	5,000	\$620	8	\$387,500	4.88%	16.21
96	1 Knickerbocker Ave	\$3,000,000	6,951	\$432	2	\$1,500,000	-	-
97	168 Driggs Ave	\$3,000,000	4,096	\$732	4	\$750,000	-	-
98	221 St James Pl	\$3,000,000	6,268	\$479	7	\$428,571	-	-
99	224 Greene Ave	\$2,950,000	3,700	\$797	2	\$1,475,000	-	-
100	444 Melrose St	\$2,700,000	5,750	\$470	5	\$540,000	-	-
101	1581-1669 Pitkin Ave	\$2,630,000	10,020	\$262	5	\$526,000	6.88%	12.18
102	1122 Manhattan Ave	\$2,535,000	4,250	\$596	5	\$507,000	5.81%	12.55
103	153 Greenpoint Ave	\$2,500,000	6,000	\$417	4	\$625,000	6.10%	10.42
104	353 Bedford Ave	\$2,500,000	3,150	\$794	3	\$833,333	4.95%	13.44
105	165 Dekalb Ave	\$2,500,000	4,200	\$595	4	\$625,000	-	-
106	4902-4904 Avenue D	\$2,500,000	14,400	\$174	16	\$156,250	-	-
107	1323 Myrtle Ave	\$2,410,000	6,000	\$402	8	\$301,250	-	-
108	402 Graham Ave	\$2,350,000	2,500	\$940	3	\$783,333	4.90%	16.32
109	6005 Ft Hamilton Pkwy	\$2,200,000	3,300	\$667	5	\$440,000	-	-
110	1208 Nostrand Ave	\$2,200,000	7,128	\$309	8	\$275,000	-	-
111	163 Park Ave	\$2,150,000	6,120	\$351	9	\$238,889	4.67%	15.77
112	2163, 2173 Clarendon Rd	\$2,150,000	7,610	\$283	8	\$268,750	-	-
113	235 Wyckoff Ave	\$2,050,000	4,875	\$421	6	\$341,667	-	-



Above are all sales completed during the 4th Quarter of 2015 at \$1.5M or above.

BROOKLYN PROPERTY SALES



MIXED USE BUILDINGS							
	ADDRESS	PRICE	GROSS SF	PR/SF	UNITS	PR/UNIT	CAP RATE GRM
114	1555-1557 Fulton St	\$1,750,000	6,895	\$254	4	\$437,500	- -
115	3901 7 Ave	\$1,705,000	3,922	\$435	6	\$284,167	- -
116	191-193 Bond St	\$1,700,000	3,290	\$517	3	\$566,667	4.89% 16.47
117	4210 8 Ave	\$1,700,000	3,300	\$515	3	\$566,667	- -
118	852 Rogers Ave	\$1,700,000	7,670	\$222	6	\$283,333	- -
119	840 Franklin Ave	\$1,650,000	3,912	\$422	6	\$275,000	- -
120	7006 18 Ave	\$1,650,000	3,135	\$526	3	\$550,000	- -
121	2274 86 St	\$1,625,000	2,500	\$650	2	\$812,500	- -
122	675 Lafayette Ave	\$1,550,000	3,489	\$444	3	\$516,667	- -
123	678 Franklin Ave	\$1,527,500	2,886	\$529	3	\$509,167	- -
124	259 13 St	\$1,500,000	1,995	\$752	3	\$500,000	- -
125	845 Kent Ave	\$1,500,000	3,300	\$455	3	\$500,000	- -
126	1001 60 St	\$1,500,000	3,600	\$417	5	\$300,000	- -

DEVELOPMENT SITES							
	ADDRESS	PRICE	ZONING	LOT AREA	FAR	BSF	PR/BSF
127	123 Melrose St	\$68,500,000	R6A	70,022	3	210,067	\$326
128	8-14 Nevins St, 301 Livingston St	\$50,000,000	C6-4/DB	9,646	10	135,620	\$369
129	123, 129 Hope St, 441 Keap St	\$31,500,000	M1-2 / R6A	15,698	2.7	74,690	\$422
130	296-300, 302 Wythe Ave	\$26,500,000	M1-2 / R6B	4,105	2	39,273	\$675
131	575-581 4 Ave, 189-193 Prospect Ave	\$22,999,999	C2-4/R8A/EC-1	1,600	2.43	78,802	\$292
132	570 Fulton St	\$22,900,000	C6-4	7,192	10	71,920	\$318
133	10-20 Halsey St, 1215-1217 Fulton St	\$18,500,000	C4-5D	6,000	4.2	164,350	\$113
134	1760 Eastern Pkwy, 1709 St Marks Ave	\$17,489,363	M1-1	16,256	1	30,385	\$576
135	16-22 Eckford St	\$16,000,000	M1-2/R6A/MX-8	13,750	2.7	37,125	\$431
136	911-917 Atlantic Ave	\$11,682,542	R7A / C2-4	8,902	4	55,808	\$209
137	998-1010, 1018 Pacific St	\$8,500,000	M1-1	23,100	1	25,850	\$329
138	40 Debevoise St	\$8,000,000	C4-3 (R6)	10,000	3.4	34,000	\$235
139	824 E New York Ave	\$7,925,000	R6 / C1-3	26,406	2.2	58,094	\$136
140	100 Union Ave	\$7,000,000	R6A / C2-4	10,672	2.7	28,814	\$243
141	216 Freeman St	\$7,000,000	R6A	2,500	3	23,250	\$301
142	557 Fulton St	\$6,300,000	-	-	-	-	-
143	1044 Bedford Ave	\$5,260,000	R7A/C2-4	4,140	4	18,960	\$277
144	139 Sackett St	\$5,000,000	R6	2,100	2.43	12,600	\$397
145	37 Lafayette Ave	\$4,600,000	C6-1/DB	2,150	6	12,900	\$357
146	2345-2355 Coney Island Ave	\$4,450,000	R6A/C2-3	2,015	3	30,200	\$147
147	167 Clymer St	\$4,350,000	R6	8,276	2.2	18,207	\$239
148	1938 Coney Island Ave	\$4,005,000	C8-2/OP	8,000	2	16,000	\$250
149	2560, 2562-2564 Flatbush Ave	\$4,000,000	C8-1	4,000		12,000	\$333
150	1948-1962 Atlantic Ave	\$3,700,000	M1-1	2,000	1	19,500	\$190
151	60 Otsego St, 151 Dwight St	\$3,530,000	M1-1	15,782	1	16,782	\$210
152	948 Bergen St	\$3,098,978	C2-4/R7A	2,809	4	11,236	\$276
153	369 93 St	\$3,000,000	R6	11,000	2.43	22,000	\$136
154	9701 3 Ave	\$2,800,000	C1-3/R6A/BR	7,030	3	21,090	\$133
155	701-703 Grand St	\$2,800,000	C4-4A	3,125	3.45	10,800	\$259
156	1721 W 6 St	\$2,750,000	C2-3/R7A	4,000	2.43	16,000	\$172
157	25 Hope St	\$2,662,500	M1-2/R6A/MX-8	2,288	2.7	6,178	\$431
158	6619 13 Ave	\$2,525,000	R6B	4,000	1.25	5,000	\$505
159	369, 371 Stockholm St	\$2,400,000	R6	5,200	2.2	17,600	\$136
160	55-61 Summit St	\$2,400,000	M1-1	8,000	1	8,000	\$300
161	356 Baltic St	\$2,300,000	R6B	2,500	2.43	6,075	\$379
162	1612 Bergen St, 1119 St Marks Ave	\$2,275,000	R6	3,195	2.2	13,775	\$165
163	413 Manhattan Ave	\$2,250,000	M1-2/R6A/MX-8	2,500	2.7	6,750	\$333
164	2703-2707 Stillwell Ave	\$1,900,000	M1-2	7,020	2	17,906	\$106
165	2632-2650 W 13 St	\$1,750,000	M1-1	15,920	1	16,413	\$107
166	141-143 Division Ave	\$1,550,000	R6	2,369	2.2	5,212	\$297
167	238 Pulaski St	\$1,500,000	R6A	2,912	3	8,736	\$172
168	785 Hart St	\$1,500,000	R6	2,500	2.2	5,500	\$273

Above are all sales completed during the 4th Quarter of 2015 at \$1.5M or above.

RETAIL BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF	CAP RATE
169	8611 Ft Hamilton Pkwy	\$7,800,000	11,700	\$667	-
170	1613-1623 Oriental Blvd	\$6,250,000	8,100	\$772	-
171	2210 Church Ave	\$6,100,000	11,200	\$545	-
172	555 5 Ave	\$5,250,000	14,700	\$357	-
173	4519 5 Ave	\$4,000,000	7,820	\$512	-
174	3202 Emmons Ave	\$3,300,000	6,900	\$478	-
175	4916 Avenue K	\$3,075,000	11,350	\$271	-
176	2339-2351 Nostrand Ave	\$3,000,000	7,200	\$417	-
177	5018 5 Ave	\$2,575,000	5,058	\$509	-
178	2431-2433 86 St	\$2,400,000	3,600	\$667	-
179	2257 86 St	\$2,388,000	3,000	\$796	-
180	4605-4607 13 Ave	\$2,200,000	3,500	\$629	-
181	128-136 Kings Hwy	\$2,050,000	6,280	\$326	-
182	202 Caton Ave	\$1,910,000	8,000	\$239	-
183	1602-1612 Gravesend Neck Rd	\$1,875,000	5,170	\$363	4.80%

169



175



186



191



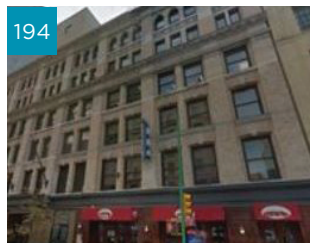
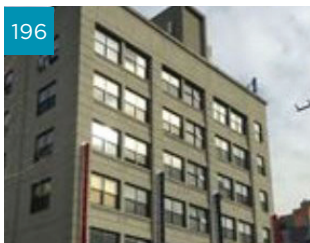
SPECIALTY USE / CONVERSION BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF
184	285 N 6 St	\$15,599,999	40,000	\$390
185	807 Manhattan Ave	\$15,200,000	40,000	\$380
186	5300 21 Ave	\$8,569,800	30,000	\$286
187	252-262 Newport St	\$7,800,000	55,808	\$140
188	4515-4529 18 Ave	\$6,000,000	15,371	\$390
189	1018 Avenue Y	\$4,600,000	12,000	\$383
190	420 Lefferts Ave	\$4,100,000	16,800	\$244
191	292-302 McDonald Ave	\$3,755,000	20,000	\$188
192	489 Washington Ave	\$2,700,000	10,182	\$265
193	2255 Cropsy Ave	\$2,401,000	47,864	\$50

OFFICE BUILDINGS

	ADDRESS	PRICE	GROSS SF	PR/SF
194	180 Livingston St 3rd-6th Flrs	\$85,000,000	165,210	\$515
195	180 Livingston St Ground-2nd Flrs	\$51,000,000	91,800	\$556
196	109 S 5 St	\$42,000,000	60,000	\$700
197	20 Snyder Ave	\$2,500,000	13,500	\$185

Above are all sales completed during the 4th Quarter of 2015 at \$1.5M or above.



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 12/15/15. The "fourth quarter" herein covers the period of 9/16/15 through 12/15/15. 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.

CONTACT US

For more information or a complimentary property evaluation in today's market, please contact:



Betty Castro
Managing Director
718 238 8999
betty.castro@cushwake.com

CUSHMAN & WAKEFIELD

205 Montague Street, 3rd Floor
Brooklyn, NY 11201

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.

Brendan Maddigan
brendan.maddigan@cushwake.com
Greenpoint
Williamsburg

Stephen P. Palmese
stephen.palmese@cushwake.com
Boerum Hill
Brooklyn Heights
Clinton Hill
Downtown Brooklyn
DUMBO
Fort Greene
Prospect Heights

Winfield Clifford
winfield.clifford@cushwake.com
Carroll Gardens
Cobble Hill
Columbia Street Waterfront District
Gowanus
Park Slope
Red Hook

Aaron Warkov
aaron.warkov@cushwake.com
Bay Ridge
South Slope
Sunset Park
Windsor Terrace

Jeffrey A. Shalom
jeffrey.shalom@cushwake.com
Bensonhurst
Boro Park
Dyker Heights
Gravesend

Aliaksandr Svetlakou
alex.svetlakou@cushwake.com
Brighton Beach
Coney Island
Homecrest
Manhattan Beach
Sheepshead Bay

Michael Amirkhanian
michael.amirkhanian@cushwake.com
Bedford-Stuyvesant
Bushwick
Crown Heights
Prospect Lefferts Gardens
Stuyvesant Heights

Edward Gevinski
edward.gevinski@cushwake.com
Bergen Beach
Brownsville
Canarsie
Cypress Hills
East Flatbush
East New York
Flatlands
Marine Park
Mill Basin
New Lots
Ocean Hill

Richard Velotta
richard.velotta@cushwake.com
Ditmas Park
Flatbush
Kensington
Midwood
Ocean Parkway

