



Realty Services

MASSEY KNAKAL
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Brooklyn, NY 11201



Realty Services

THE MASSEY KNAKAL TERRITORY SYSTEM™

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Marine Park / Brownsville
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Sheepshead Bay
Coney Island / Homecrest
Brighton Beach
Manhattan Beach

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

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Massey Knakal 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 above.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy. If any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

Property Sales Report

BROOKLYN

Year End 2013

www.masseyknakal.com

Below are all sales completed during the 4th Quarter of 2013

2013 was a tale of two halves in the New York City investment sales market. As expected, the impact of 4Q12 led to a rather muted first half. However, a second half investment rally led by improving property fundamentals saw the year finish with more than \$37.6B in volume and 3,767 properties sold citywide. The turnover for the year was 2.3% of the total stock of property, down 8% from 2012. Dollar volume was down, as expected from 2012 by 9%, but represented a 35% increase over 2011. 2013 was the first time since the downturn multiple billion dollar transactions were closed with 650 Madison, and partial interest sales of the GM building and 30 Rock all trading north of \$1B. On a submarket level, Northern Manhattan shattered dollar volume and property sales records with \$2B and 400 properties sold in 2013, representing an 80% increase from 2012 in dollar volume. Brooklyn led the way with 1,443 properties sold while Manhattan contributed 75% or \$28.4B of sales. The average price per property for New York City ended the year at \$9.9M, down 1% from 2012.

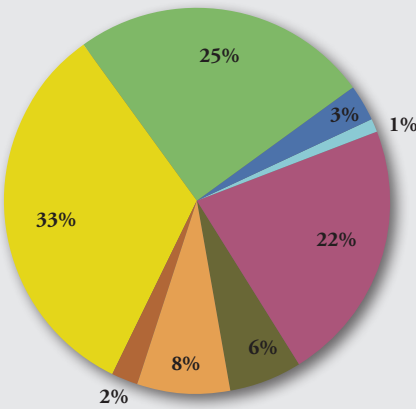
Property Sales Volume & Turnover

In 2013, the Brooklyn property sales market saw 1,443 properties sold, down 2% from 2012. While sales volume is down slightly, Brooklyn continues to lead all markets in annual sales volume. In 4Q13 406 properties sold, a decrease of 32% from 4Q12. The turnover rate for Brooklyn in 2013 was 2.22% of the total stock of properties.

Dollar Volume

The aggregate sales consideration in 2013 was \$3.6B, a decrease of 25% from 2012. \$1.12B was sold in 4Q13, which is the third highest dollar volume for a quarter since 3Q07 trailing only 4Q12 and slightly below 3Q13. Development sites led the way in 2013 with a total sales volume of \$846M. The largest transaction in Brooklyn in 2013 was the Watchtower Portfolio where five large industrial properties were sold to be converted to office space within the tech triangle. The average price per property in Brooklyn was \$2.5M, down 24% from 2012.

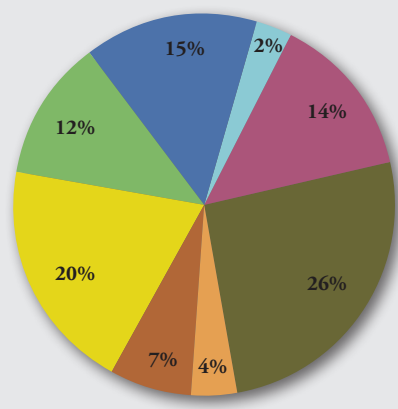
% OF PROPERTIES SOLD BY TYPE



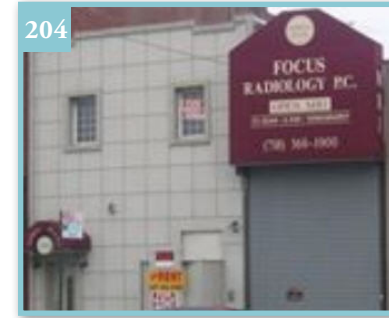
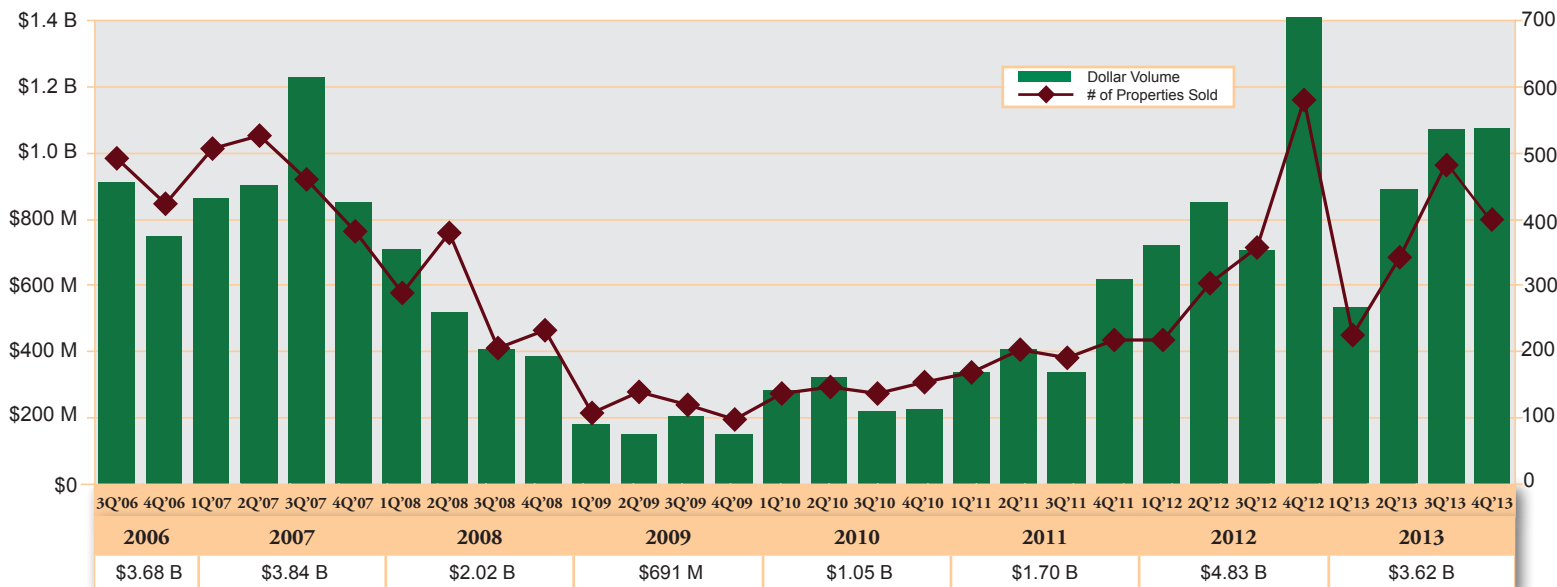
(4th Quarter 2013)

31	Industrial	\$	\$44,163,626
9	Elevator	\$	\$76,812,209
132	Walk-Up	\$	\$219,517,159
100	Mixed-Use	\$	\$133,646,999
14	Retail	\$	\$168,462,000
6	Office	\$	\$29,474,999
90	Development	\$	\$158,984,059
24	Specialty-Use	\$	\$285,153,114
406	TOTAL	\$	\$1,116,214,165

% OF DOLLAR VOLUME BY TYPE



DOLLAR VOLUME & NUMBER OF PROPERTIES SOLD



DEVELOPMENT

	ADDRESS	PRICE	ZONING	LOT AREA	FAR	BSF	PRICE / BSF
170	Herkimer St Portfolio	\$1,575,000	R6B	1454	2	11,678	\$135
171	Alabama and Georgia	\$1,565,001	M3-2	17500	2	35,000	\$45
172	South 2nd St Portfolio	\$1,525,000	R6	1600	2.43	10,796	\$141
173	201, 203 Butler St	\$1,300,000	M1-2	2500	2	10,000	\$130
174	123, 125 Wolcott St Portfolio	\$1,225,000	R5	1650	1.25	5,188	\$236
175	219 REAR Frost St	\$1,200,000	R6B	625	2	1,519	\$790
176	34 Conselyea St	\$1,150,000	R6B	1875	2	3,750	\$307
177	590-596 Washington Ave	\$1,130,000	R7A/C2-4	3500	3.45	12,800	\$88
178	258 Empire Blvd	\$1,100,000	C1-3/R5	7133	1.25	8,916	\$123
179	224 Richardson St	\$1,000,000	R6B	1875	2	3,750	\$267
180	150,152 North 8th St Portfolio	\$1,000,000	R6B	2500	2	10,000	\$100
181	386 Marcy Ave Portfolio	\$1,000,000	R6	2003	2.2	8,873	\$113
182	69 S 8 St	\$1,000,000	R6	2959	2.2	6,509	\$154

#	RETAIL	AVG. PRICE	GROSS SF	AVG. PRICE / SF
8		\$20,752,125	153,605	\$741
	ADDRESS	PRICE	GROSS SF	PRICE / SF
184	25-29 Elm Pl & 486 Fulton St Portfolio	\$145,992,000	114,275	\$1,278
185	5003-5009 13 Ave Portfolio	\$7,000,000	10,516	\$666
186	4213-4223 Avenue U	\$3,500,000	2,108	\$1,660
187	125 3 Ave	\$2,550,000	2,700	\$944
188	2026 Coney Island Ave	\$2,000,000	3,280	\$610
189	1471-1477 Fulton St	\$2,000,000	10,000	\$200
190	2006 Coney Island Ave	\$1,775,000	4,860	\$365
191	2103 Neptune Ave	\$1,200,000	5,866	\$205

#	OFFICE	AVG. PRICE	GROSS SF	AVG. PRICE / SF
6		\$4,912,500	55,927	\$677
	ADDRESS	PRICE	GROSS SF	PRICE / SF
202	8622 Bay Pkwy & 15 Bay 29th St Portfolio	\$11,300,000	27,407	\$412
203	635 4 Ave	\$10,000,000	13,200	\$758
204	2769 Coney Island Ave	\$4,000,000	2,400	\$1,667
205	714 61 St	\$1,775,000	2,295	\$773
206	148-154 Avenue T	\$1,399,999	6,125	\$229
207	3114 Mermaid Ave	\$1,000,000	4,500	\$222

#	SPECIALTY-USE / CONVERSION	AVG. PRICE	GROSS SF	AVG. PRICE / SF
10		\$28,121,811	1,123,182	\$223
	ADDRESS	PRICE	GROSS SF	PRICE / SF
192	The Watchtower Portfolio	\$240,000,000	832,488	\$288
193	Regency of Boro Park	\$11,250,000	83,526	\$135
194	425 Greenpoint Ave	\$10,500,000	116,000	\$91
195	207-217 Ainslie St	\$4,500,000	30,100	\$150
196	346 13 St	\$4,250,000	16,315	\$261
197	1217-1221 Bedford Ave	\$3,103,114	14,760	\$210
198	127 Lefferts Pl	\$2,700,000	5,520	\$489
199	4907-4909 4 Ave	\$2,065,000	10,800	\$191
200	820, 822 St Johns Pl Portfolio	\$1,750,000	6,590	\$266
201	5 Greene Ave	\$1,100,000	7,083	\$155

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 12/15/13. The "fourth quarter" herein covers the period 9/16/13 through 12/15/13. These transactions occurred at a minimum sales price of \$1,000,000 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 Massey Knakal Realty Services shall not be liable for any reliance thereon.

We use the following of New York classifications:

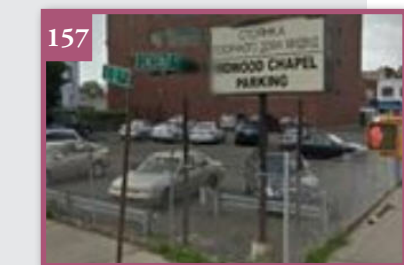
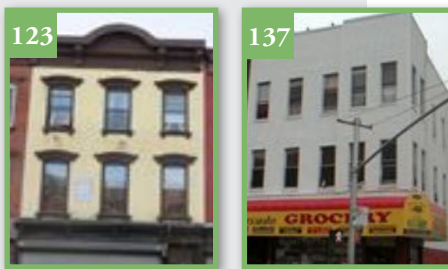
- Industrial properties: E, F and G classes.
- 5+ Family Walk-Up properties: C1, C2, C4, C5, C7, C8 and C9 (excluding C6 which represent Co-Ops).
- 5+ Family Elevator properties: D1, D2, D3, D5, D6, D8 and D9 (excluding D0, D4 which represent Co-Ops).
- Mixed-Use properties: K and S classes.
- Retail properties: L1, L8, L9, K, O, R5, R7 and R8.
- Office properties and commercial condos: O, R5, R7 and R8.
- Development properties: VO, V1, V2 and other properties that were purchased for development.
- 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.

- Cap Rate: net operating income divided by the sales price.
- Gross Rent Multiplier: sales price divided by the gross income.
- 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 / year
Cleaning & Maintenance:	\$300 / month	\$400-\$600 / month	\$1,000 / month
Elevator Maintenance:	\$4,000 elev / yr	\$5,000 elev / yr	\$5,000 elev / yr
Repairs:	\$550 unit / yr	\$550 unit / yr	\$550 unit / yr
Management:	5%	4%	3%

Below are all sales completed during the 4th Quarter of 2013



MIXED-USE				
	ADDRESS	PRICE	GROSS SF	PRICE / SF
115	424 Lafayette Ave	\$2,200,000	9,960	\$221
116	220 Court St	\$2,100,000	2,400	\$875
117	442 Van Brunt St	\$1,900,000	3,750	\$507
118	4402-4408 8 Ave	\$1,900,000	3,090	\$615
119	96 3 Ave	\$1,850,000	3,740	\$495
120	518 Grand St	\$1,800,000	3,750	\$480
121	4417 5 Ave	\$1,750,000	6,750	\$259
122	767 4 Ave	\$1,600,000	6,875	\$233
123	510 3 Ave	\$1,500,000	3,600	\$417
124	2033 Stillwell Ave	\$1,450,000	4,920	\$295
125	612 5 Ave	\$1,442,000	2,721	\$530
126	5717 4 Ave	\$1,430,000	7,000	\$204
127	329 Grand St	\$1,421,175	3,120	\$456
128	9401 5 Ave	\$1,400,000	7,200	\$194
129	85 Montrose Ave	\$1,350,000	4,100	\$329
130	133 Park Ave	\$1,350,000	7,680	\$176
131	857 Grand St	\$1,335,000	5,040	\$265
132	7826 3 Ave	\$1,300,000	4,560	\$285
133	315 58 St	\$1,242,000	5,578	\$223
134	904 Avenue U	\$1,230,000	4,400	\$280
135	7604 3 Ave	\$1,170,000	2,970	\$394
136	2349 65 St	\$1,170,000	2,600	\$450
137	215 Knickerbocker Ave	\$1,150,000	4,875	\$236
138	7906 5 Ave	\$1,150,000	3,465	\$332
139	595 Myrtle Ave	\$1,100,000	4,400	\$250
140	7920 3 Ave	\$1,100,000	2,090	\$526
141	296 Kings Hwy	\$1,100,000	3,300	\$333
142	6905 8 Ave	\$1,080,000	2,000	\$540
143	7609 18 Ave	\$1,050,000	4,066	\$258
144	312 Kingston Ave	\$1,000,000	2,280	\$439
145	5023 Church Ave	\$1,000,000	4,200	\$238
146	118 Wyckoff Ave	\$1,000,000	4,125	\$242

#	DEVELOPMENT	AVG. PRICE	GROSS BSF	AVG. PRICE / BSF			
36		\$4,114,444	917,862	\$185			
#	ADDRESS	PRICE	ZONING	LOT AREA	FAR	BSF	PRICE / BSF
147	32-40 Nevins St Portfolio	\$19,000,000	C6-4	7470	10	74,700	\$255
148	Grand-Maujer St Portfolio	\$13,400,000	R7A / R6B	2500	4	55,000	\$244
149	140 N 10th Street Development Site	\$12,700,000	R7A	1875	3.45	29,625	\$429
150	155, 157 Remsen St	\$12,315,000	C5-2A	2300	10	46,000	\$268
151	171 S Portland/164 S Oxford	\$7,500,000	R6B	8600	2	22,746	\$330
152	280 Meeker Avenue Portfolio	\$6,200,000	MX-8 (M1-2/R6)	8546	2.7	42,055	\$147
153	470 Manhattan Ave	\$6,100,000	M1-2/R6A/MX-8	10020	3	30,060	\$203
154	Block 2487 Portfolio	\$5,850,000	R7A / R6B	9500	3.45	36,000	\$163
155	1109 Manhattan Avenue Development Portfolio	\$5,850,000	R7A / R6B	9500	3.45	36,000	\$163
156	1007-1011 Atlantic Ave	\$5,100,000	R7A/C2-4	8964	4	40,000	\$128
157	1122 Chestnut Ave	\$4,600,000	R6	19500	2.43	47,385	\$97
158	5th Ave - 17 St Portfolio	\$4,250,000	C2-4/R6A	6760	3	20,280	\$210
159	119-121 Livingston St	\$4,100,000	C6-4.5	4275	10	42,750	\$96
160	170-174 West Street Portfolio	\$3,700,000	M1-2/R6A	1500	2.7	16,500	\$224
161	Bragg St Portfolio	\$3,195,000	R5	627	1.25	28,743	\$111
162	Rogers Ave - E 28 St Portfolio	\$3,100,000	C2-4/R7A	6150	4	62,815	\$49
163	111 Clarkson Ave	\$2,800,000	R7-1	12100	3.44	41,744	\$67
164	409 Vanderbilt Ave	\$2,600,000	R6B	3850	2	7,700	\$338
165	2101-2111 Utica Ave	\$2,500,000	R3-2	34000	0.6	20,400	\$123
166	822-828 4 Ave	\$2,300,000	M1-2D	9015	2	18,030	\$128
167	3449-3455 Ft Hamilton Pkwy	\$2,000,000	C8-2	11262	2	24,000	\$83
168	Leonard-Meserole Development Portfolio	\$1,600,000	R6	1875	3	12,150	\$132
169	271 Lenox Rd	\$1,590,000	R7-1	10000	3.44	34,400	\$46

Industrial Buildings

- 2013 dollar volume was \$289M up 7% from 2012 with \$44M sold in 4Q13
- 130 properties sold in 2013, on par with 2012. 31 properties sold in 4Q13
- \$/SF averaged \$222, up 17% from 2012

Elevator Apartment Buildings

- 2013 dollar volume was \$405M, down 50% from 2012 with \$77M sold in 4Q13
- 39 properties sold in 2013, down 45% from 2012 with 9 properties sold in 4Q13
- Cap Rates averaged 5.41%, down 13bps from 2012. Gross Rent Multiplier (GRM) increased from 11.62x in 2012 to 13.08x
- \$/SF averaged \$280, up 20% from 2013

Walk-Up Apartment Buildings

- 2013 dollar volume was \$715M, up 3% from 2012 with \$220M sold in 4Q13
- 436 properties sold in 2013, up 1% from 2012 with 132 properties sold in 4Q13
- Cap Rates averaged 6.22%, down 66bps from 2012. GRM increased from 9.87x in 2012 to 11.45x
- \$/SF averaged \$227, up 15% from 2012

Mixed-Use Buildings

- 2013 dollar volume was \$469M up 33% from 2012 with \$134M sold in 4Q13
- 358 properties sold in 2013, up 7% from 2012 with 100 properties sold in 4Q13
- Cap Rates averaged 6.98%, down 19bps from 2012. GRM increased to 11.21x in 2013 from 10.87x in 2012
- \$/SF averaged \$290, up 10% from 2012

Retail Buildings

- 2013 dollar volume was \$353M, down 71% from 2012 with \$168M sold in 4Q13
- 67 properties sold in 2013, down 31% from 2012 with 14 properties sold in 4Q13
- Cap Rates averaged 6.52%, up 26bps from 2012
- \$/SF averaged \$414 in 2013, up 5% from 2012

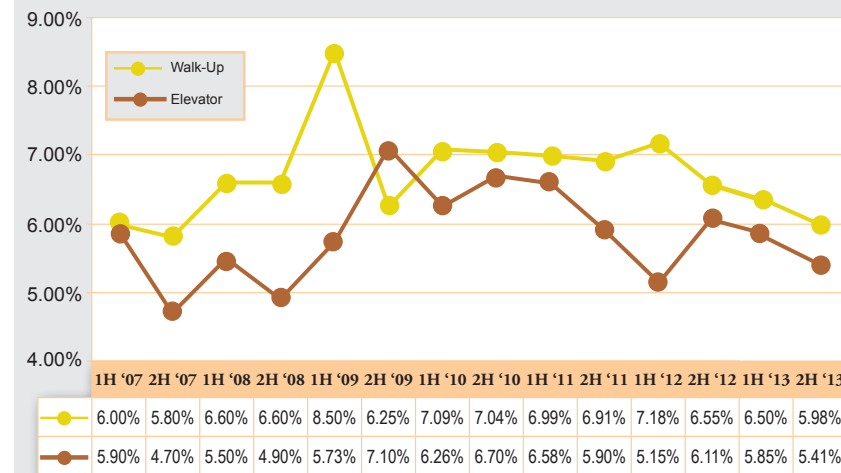
Development

- 2013 dollar volume was \$846M, down 9% from 2012 with \$159M sold in 4Q13
- 329 sites sold in 2013, up 8% from 2012 with 90 sites sold in 4Q13
- \$/BSF averaged \$138, up 10% from 2012

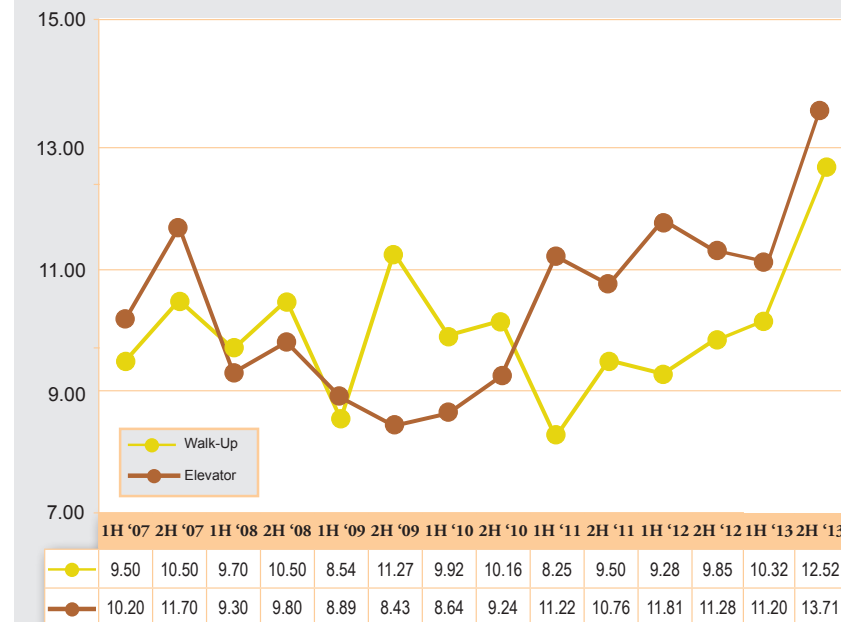
Other Property Types

- 65 specialty-use/conversion properties sold for \$462M averaging \$260 \$/SF
- 18 office properties sold for \$66M in 2013, averaging \$407 \$/SF

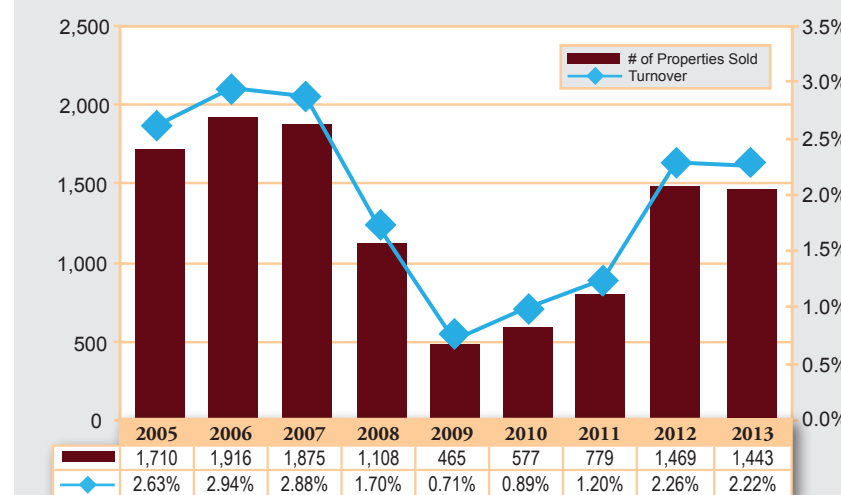
CAP RATES



GROSS RENT MULTIPLE



NUMBER OF PROPERTY SALES & PERCENTAGE OF TURNOVER



Below are all sales completed during the 4th Quarter of 2013

Below are all sales completed during the 4th Quarter of 2013



#	INDUSTRIAL	AVG. PRICE	GROSS SF	AVG. PRICE / SF
14		\$2,725,973	200,009	\$222
	ADDRESS	PRICE	GROSS SF	PRICE / SF
1	47 Stewart Ave	\$7,000,000	42,000	\$167
2	Chatham Portfolio	\$5,350,001	25,950	\$206
3	448 Kingsland Ave	\$4,636,125	31,684	\$146
4	De Kalb Ave Portfolio	\$3,487,500	7,375	\$473
5	90-94 Scott Ave	\$2,800,000	16,255	\$172
6	21-23 Kane Pl	\$2,700,000	18,620	\$145
7	878, 880 Metropolitan Ave Portfolio	\$2,500,000	10,050	\$249
8	278-280 24 St	\$2,250,000	9,800	\$230
9	188 Dupont St	\$1,780,000	10,000	\$178
10	366 Avenue Y	\$1,325,000	10,000	\$133
11	168 Center, 562 Court	\$1,200,000	3,150	\$381
12	546 Morgan Ave	\$1,115,000	5,525	\$202
13	150 41 St	\$1,020,000	4,600	\$222
14	704 3 Ave	\$1,000,000	5,000	\$200

#	5+ FAMILY WALK-UP	AVG. PRICE	GROSS SF	AVG. PRICE / SF				
6		\$12,802,035	275,730	\$277				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
15	97 Grand Ave	\$26,012,209	60,210	\$432	62	\$419,551.76	-	-
16	902, 904, 908 Bedford Ave	\$18,200,000	65,000	\$280	43	\$423,255.81	6.76%	11.51
17	100 Luquer St	\$15,400,000	30,433	\$506	20	\$770,000.00	-	-
18	826 Crown St	\$6,300,000	52,764	\$119	47	\$134,042.55	-	-
19	484-490 E 23 St	\$5,700,000	33,702	\$169	40	\$142,500.00	-	-
20	Kenilworth Portfolio	\$5,200,000	33,621	\$155	29	\$179,310.34	7.40%	9.58

#	5+ FAMILY WALK-UP	AVG. PRICE	GROSS SF	AVG. PRICE / SF				
80		\$2,346,552	823,949	\$285				
	ADDRESS	PRICE	GROSS SF	PRICE / SF	UNITS	PR / UNIT	CAP RATE	GRM
21	180-184 Scholes St	\$18,500,000	37,800	\$489	34	\$544,118	6.51%	11.52
22	1317 E 14 St	\$8,360,000	44,320	\$189	53	\$157,736	-	-
23	409-413 Broadway Portfolio	\$8,200,000	15,278	\$537	20	\$410,000	6.35%	12.59
24	Clarendon Portfolio	\$6,800,000	47,894	\$142	65	\$104,615	-	-
25	1193, 1199, 1205 Eastern Pkwy	\$6,600,000	53,908	\$122	49	\$134,694	-	-
26	93-97 Waverly Avenue Portfolio	\$6,450,000	11,974	\$543	17	\$382,353	5.57%	15.46
27	758-770 60 St Portfolio	\$5,931,976	69,200	\$86	80	\$74,150	-	-
28	55 Clifton Pl	\$4,381,050	5,980	\$733	8	\$547,631	7.08%	-
29	1154 President St	\$4,200,000	23,340	\$180	28	\$150,000	-	-
30	139 Joralemon St	\$3,900,000	5,778	\$675	10	\$390,000	4.20%	-
31	88-90 Schermerhorn St	\$3,750,000	10,570	\$355	9	\$416,667	4.09%	14.8
32	234 N 11 St	\$3,400,000	3,750	\$907	6	\$566,667	4.13%	19.39
33	646 President St	\$3,250,000	7,833	\$415	12	\$270,833	5.60%	11.9
34	3049 Brighton 12 St #21	\$3,175,000	17,800	\$178	21	\$151,190	-	-
35	54 Cumberland St	\$2,900,000	5,940	\$488	8	\$362,500	-	-
36	321 4 Ave	\$2,850,000	7,195	\$396	6	\$475,000	-	-
37	317 Putnam Ave	\$2,425,000	4,956	\$489	6	\$404,167	-	-
38	24-26 Covert St	\$2,400,000	15,600	\$154	16	\$150,000	4.34%	-
39	832 Union St	\$2,300,000	3,926	\$586	7	\$328,571	-	-
40	775 St Johns Pl	\$2,300,000	17,200	\$134	16	\$143,750	-	-
41	388 Washington Ave	\$2,300,000	4,300	\$535	8	\$287,500	-	-
42	109 Wyckoff St	\$2,200,000	5,352	\$411	6	\$366,667	-	-
43	194 N 9 St	\$2,200,000	5,720	\$385	8	\$275,000	3.01%	26.57
44	2530-2536 Foster Ave	\$2,200,000	23,060	\$95	24	\$91,667	-	-
45	545-555 E 82 St	\$2,200,000	18,366	\$120	21	\$104,762	7.60%	6.8
46	516 12 St	\$2,200,000	6,138	\$358	6	\$366,667	-	-
47	2574 Bedford Ave	\$2,025,000	18,000	\$113	16	\$126,563	-	-
48	316 68 St	\$2,000,000	17,800	\$112	20	\$100,000	-	-
49	891, 893 St Johns Pl	\$2,000,000	10,932	\$183	18	\$111,111	-	-
50	28 Broome St	\$1,950,000	6,995	\$279	5	\$390,000	5%	-
51	1318 Halsey St	\$1,900,000	5,168	\$368	6	\$316,667	-	-
52	493 Prospect Pl	\$1,810,000	7,950	\$228	8	\$226,250	-	-
53	5302 7 Ave	\$1,750,000	9,060	\$193	10	\$175,000	-	-
54	229 8 St	\$1,700,000	4,125	\$412	6	\$283,333	-	-
55	497 Dean St	\$1,660,000	7,152	\$232	8	\$207,500	-	-

#	MIXED-USE	AVG. PRICE	GROSS SF	AVG. PRICE / SF
46		\$2,153,327	297,381	\$393
	ADDRESS	PRICE	GROSS SF	PRICE / SF
101	141-153 Spencer St	\$11,500,000	49,752	\$231
102	574, 576 Atlantic Ave Portfolio	\$5,000,000	10,400	\$481
103	731-753 61 St	\$4,500,000	14,360	\$313
104	142-144 Decatur St	\$4,000,000	15,520	\$258
105	756 Union St	\$4,000,000	8,510	\$470
106	1198-1206 Nostrand Ave Portfolio	\$3,650,000	15,648	\$233
107	115 Atlantic Ave	\$3,400,000	5,000	\$680
108	5603 8 Ave	\$2,922,888	4,000	\$731
109	32 Richardson St	\$2,910,000	3,885	\$749
110	1263 Broadway	\$2,725,000	9,000	\$303
111	162 Union St	\$2,500,000	3,489	\$717
112	706-708 4 Ave	\$2,500,000	7,100	\$352
113	7407, 7409 18th Ave Portfolio	\$2,450,000	4,600	\$533
114	64 Henry St	\$2,375,000	5,512	\$431

