

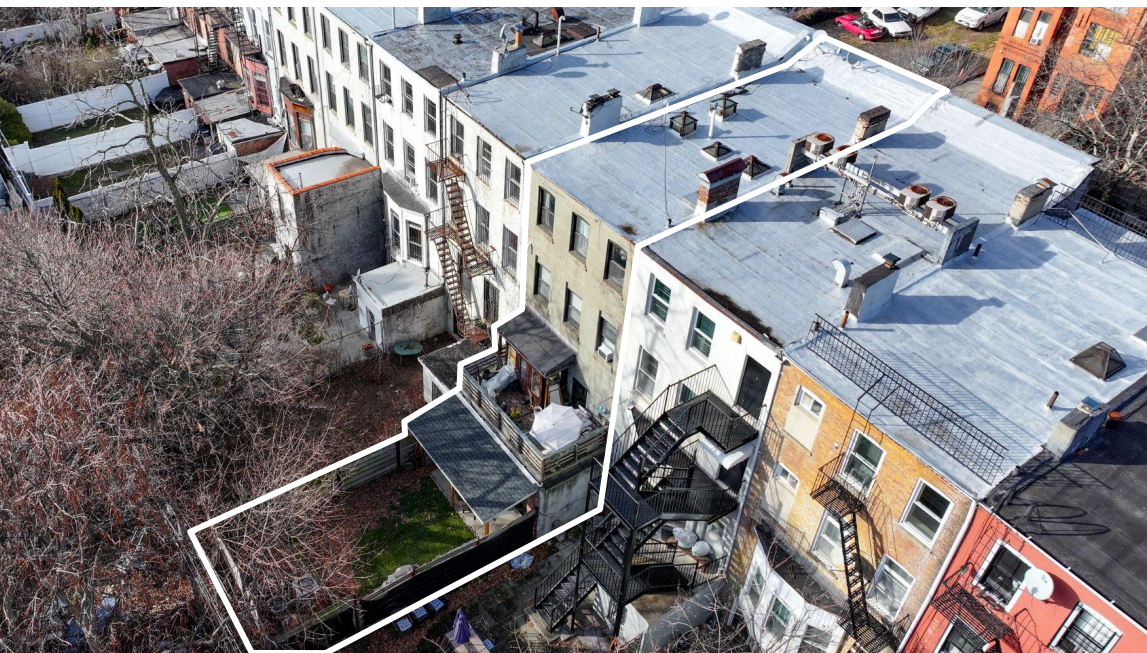
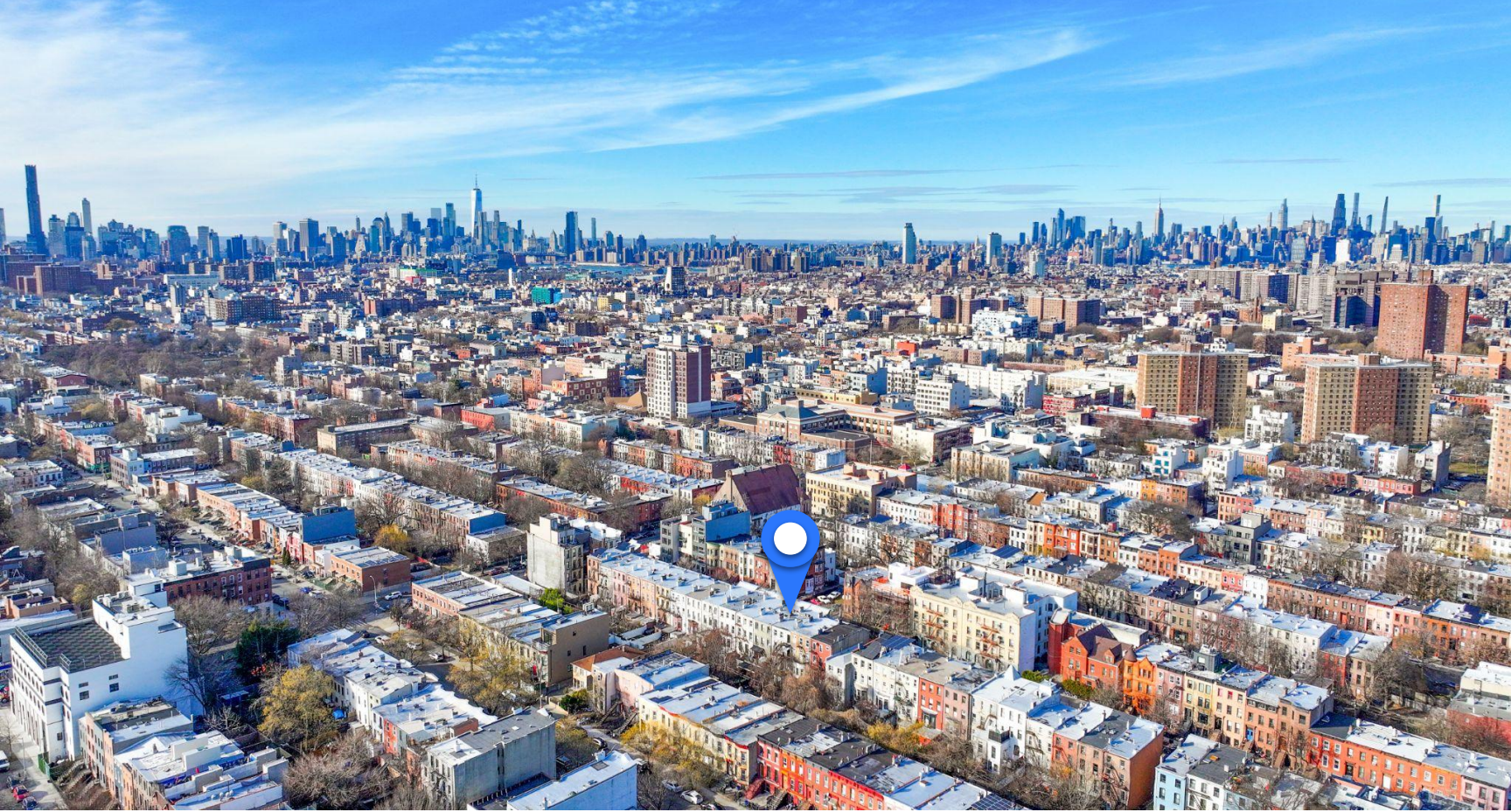


**MATTHEWS**<sup>TM</sup>

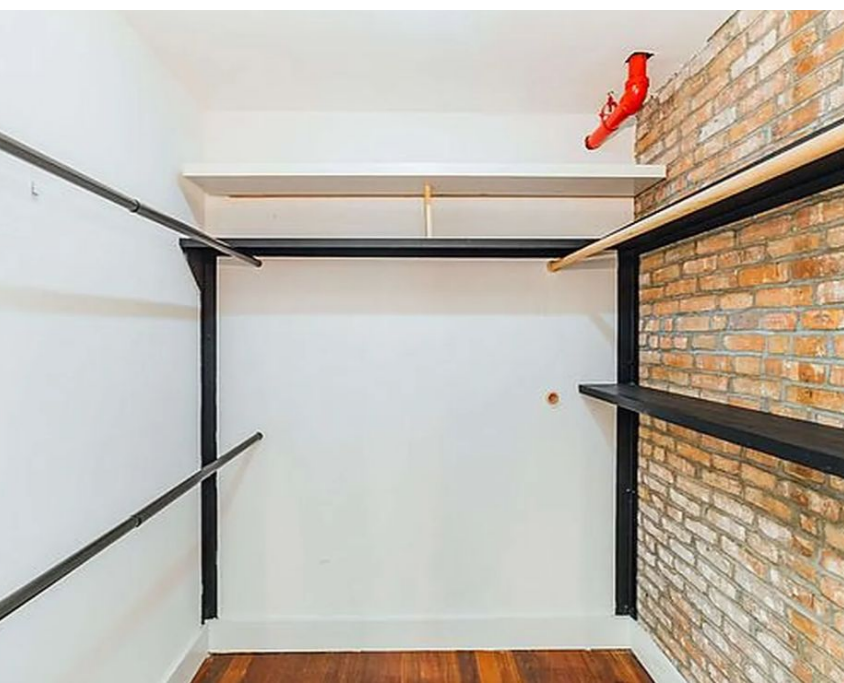
**756 GREENE AVE**

BROOKLYN, NY 11221

Multifamily Investment Opportunity | Offering Memorandum







# THE OPPORTUNITY

**\$2,400,000**

List Price

## Free Market Brownstone

Opportunity

**±3,465**

Square Footage

**19.25' x 45' + Ext**

Building Size

**J, Z, G**

Subway Accessibility

## 4 Residential Apts

Units

**R6B**

Zoning

**19.25' x 100'**

Lot Size

**Class 2A | \$13,480**

Taxes: '25-'26



# 756 GREENE AVENUE, BROOKLYN, NY

## Investment Highlights

- **Fully Free Market:** The property has no history of rent regulation.
- **Cashflow + Upside:** Currently grossing \$187K per year, with upside ready to be unlocked as apartments renew or are re-leased at market rate
- **High End Finishes:** The entire property is fully renovated with high end finishes, separate utilities, individual heating and cooling (split units), quality recessed lighting, etc.
- **Historic Neighborhood:** Located on one of NYC's most picturesque tree-lined residential corridors, within the esteemed Bedford Historic District.
- **Architecturally Significant:** Incredible brownstone walkup among highly sought after townhome style building stock that exemplifies Brooklyn charm.
- **Owner-User Opportunity:** The building, neighborhood, and architecture all lend well to a hybrid owner/user/investor living in one or more of the units and renting out the rest.
- **Protected Tax Class:** 2B tax class limits tax increases to no more than 8% a year or 30% over 5 years.

[Click to View Data Room](#)



# REVENUE & EXPENSES

Unit	Type	Expiration	NSF	Current Rents		
				Rent	Annual	\$/SF
1st Floor	3 BR / 2½ BA Garden Duplex	4/30/2027	1,262	\$4,650	\$55,800	\$44
2nd Floor	3 BR / 2 BA	8/31/2026	736	\$3,650	\$43,800	\$59
3rd Floor	3 BR / 2 BA	6/30/2026	762	\$3,575	\$42,900	\$56
4th Floor	3 BR / 2 BA	5/31/2027	762	\$3,700	\$44,400	\$58
<b>TOTAL:</b>			<b>3,523</b>	<b>\$15,575</b>	<b>\$186,900</b>	<b>\$53</b>

## Current Revenue

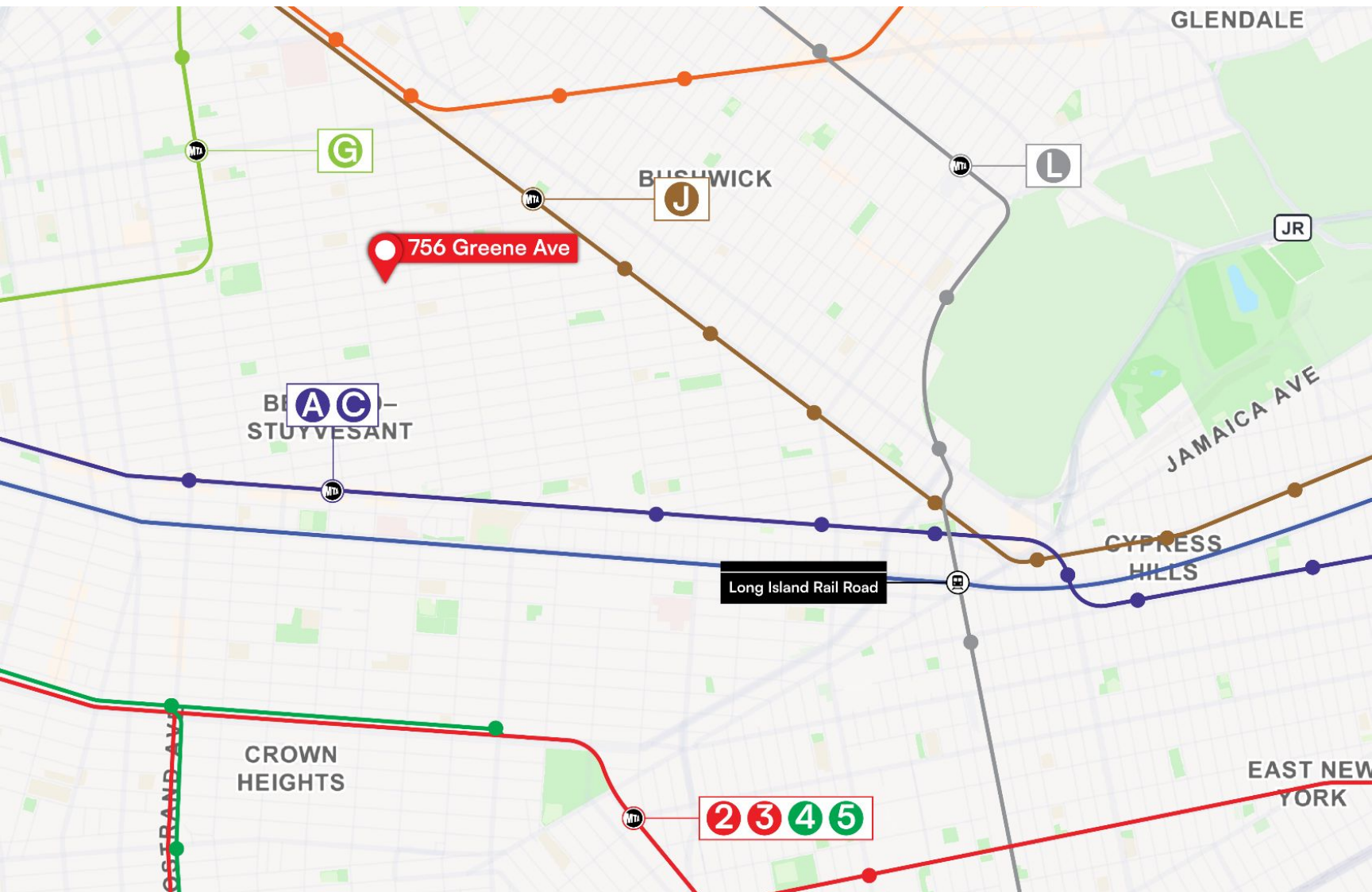
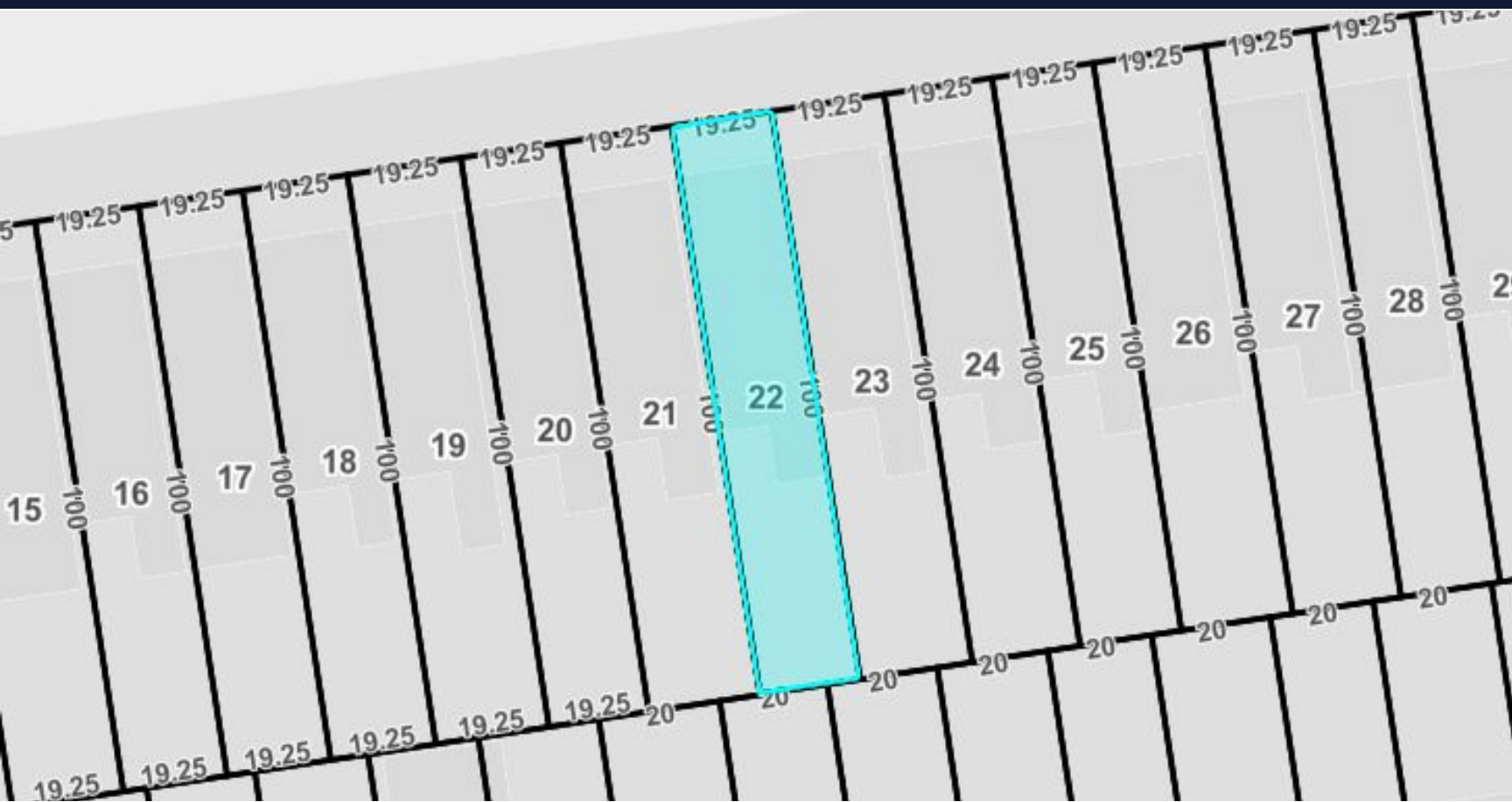
Potential Gross Income:		\$186,900
Vacancy & Credit Loss:	3.0%	-\$5,607
Effective Gross Income:		\$181,293

GSF: 3,465  
NSF: 3,523  
UNITS: 4

Expenses (Estimated)	Matthews™ Metrics	Projected
Real Estate Taxes (25/26)	NYC DOF Tax Bill	\$13,546
Insurance	\$1,200 /Unit	\$4,800
Water & Sewer	2025 Actual Expense	\$2,560
Heating Fuel	Pass Through	--
Electric (Common)	\$0.50 /GSF	\$1,733
Repairs & Maintenance	\$750 /Unit	\$3,000
Superintendent	\$350 /Month	\$4,200
Management	4.0% of EGI	\$7,252
<b>Total:</b>		<b>\$37,090</b>
	Exp. Ratio:	20.46%
	Tax Ratio:	7.47%

Effective Gross Income:	\$181,293
Less Expenses:	\$37,090
<b>Net Operating Income:</b>	<b>\$144,203</b>

# | Tax & Transportation Maps



# Neighborhood Overview



## Bedford Stuyvesant, Brooklyn

### Historical Overview

Bedford-Stuyvesant, is a densely developed, predominantly residential area in central Brooklyn, bordered by Bushwick to the east, Crown Heights to the south, Williamsburg to the north, and Clinton Hill to the west. The neighborhood developed largely in the late 19th and early 20th centuries as Brooklyn expanded, characterized by rows of brownstones and multi-family buildings built for working- and middle-class residents. Today, Bed-Stuy is known for its historic housing stock, strong neighborhood character, and ongoing reinvestment, reflecting a balance between long-established residential blocks and gradual revitalization tied to broader growth trends across Brooklyn.

### Landmarks & Points of Interest

- **Herbert Von King Park** – A large community park with playgrounds, ballfields, and the Cultural Arts Center, anchored in Bed-Stuy.
- **Saratoga Park** – A historic neighborhood green space with recreational facilities in Bedford-Stuyvesant.
- **Maria Hernandez Park** – A popular Bushwick park offering courts, playgrounds, and open space for community events.
- **Historic Brownstone Districts** – Notable streets lined with 19th-century Victorian and Italianate homes reflecting Brooklyn's architectural heritage.
- **Corner Shops & Bodegas** – Numerous local retailers and eateries serving everyday needs throughout Bed-Stuy and Bushwick.

# Neighborhood Overview

## Residential Market Overview

The residential market around 756 Greene Ave is diverse and dynamic, featuring multi-family buildings, walk-ups, and classic brownstones. Many properties are rental or investor-owned, with a high proportion of renters. Recent sales in the immediate area show multi-family and townhome pricing rising alongside broader Brooklyn trends. The neighborhood balances long standing communities with new residents drawn by proximity to transit and comparatively affordable urban housing.

## Development Market Overview

North Brooklyn, including Bed-Stuy and sections of Bushwick, has seen incremental redevelopment and renovation over the past decade, with older structures being updated and new residential conversions increasing density. Community-based initiatives and small development projects continue to shape local growth, although large-scale redevelopment within 11221 remains limited compared to nearby Williamsburg or Downtown Brooklyn.

## Retail Market Overview

Retail in the area is neighborhood-oriented, with corner bodegas, cafes, bars, and local service businesses serving residents on major corridors such as Fulton Street, Myrtle Avenue, and Broadway. While there are no large regional shopping centers within walking distance, the mix of independent shops and casual dining spots contributes to a lively street life.

## Transportation Snapshot

The location benefits from good public transit access: multiple MTA bus routes run through Bed-Stuy and Bushwick, and several subway lines (including the J, M, and Z trains) are accessible within a few blocks, connecting residents to Manhattan and other Brooklyn neighborhoods. Bicycle and pedestrian infrastructure support local commutes as well.

# DOB Property Profile Overview

## NYC Department of Buildings Property Profile Overview

<b>756 GREENE AVENUE</b>		<b>BROOKLYN 11221</b>		<b>BIN# 3043960</b>	
GREENE AVENUE	756 - 756	Health Area	: 2100	Tax Block	: 1619
		Census Tract	: 279	Tax Lot	: 22
		Community Board	: 303	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): MARCUS GARVEY BOULEVARD, LEWIS AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status:

Special Status: N/A

Local Law: NO

Loft Law: NO

SRO Restricted: NO

TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A

Grandfathered Sign: NO

Legal Adult Use: NO

City Owned: NO

Additional BINs for Building: NONE

HPD Multiple Dwelling: Yes

Number of Dwelling Units: 4

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: C3-WALK-UP APARTMENT

**Please Note:** The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	1	0	<a href="#">Electrical Applications</a>
Violations-DOB	0	0	<a href="#">Permits In-Process / Issued</a>
Violations-OATH/ECB	0	0	<a href="#">Illuminated Signs Annual Permits</a>
Jobs/Filings	0		<a href="#">Plumbing Inspections</a>
ARA / LAA Jobs	0		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	0		<a href="#">Facades</a>
<a href="#">Actions</a>	2		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Boiler Records</a>
OR Select from List: <input type="text" value="Select..."/>			<a href="#">DEP Boiler Information</a>
AND <input type="button" value="Show Actions"/>			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

DEPARTMENT OF HOUSING AND BUILDINGS  
DIVISION OF HOUSING CLASSIFICATION CARD  
(USED ONLY FOR CHARTER—CH. 28 §846a)

BOR. BKLYN

DATE 1/14 1957

AVENUE GREENE NO. 756 BLOCK 1619 LOT 22 VOL. SEC.

OWNER ADDRESS

OLD CLASSIFICATION ERECTED DEMOLISHED

NEW CLASSIFICATION CONVERTED CLASS G.M.B ALTERATION 840/56 NEW BLDG. -

PLAN PERMIT NO. C. O. NUMBER 154089 DATE C. O. ISSUED 1/7/57

FIREPROOF NON-F. P. MATERIAL BR & STONE ZONING USE DIST.

STORIES	S.C.	C.	B.	1	2	3	4	5	6	7	TOTAL
Sleeping Rooms Class "B"											
Other Living Rooms											
Class "A" Apts.			1	1	1	1					4
Stores—Business											

ELEVATOR SELF-SERVICE INCINERATOR BAKERY CENTRAL HEATING SYSTEM

IF NO RECORDS ARE AVAILABLE STATE BASIS ON WHICH CLASSIFICATION OF BUILDING WAS DETERMINED BY BOROUGH CHIEF INSPECTOR:

DATE ENTERED ON RECORDS

CLERK

*J. Smalley*  
OVER

APPROVED BOR. CHIEF INSP.

ROOMS PER APARTMENT

	S.C.	CELL	BASE	1	2	3	4	5	6	7	TOTAL
1 ROOM											
2 ROOMS											
3 ROOMS			1								1
4 ROOMS				1	1	1					3
5 ROOMS											
6 ROOMS											
7 ROOMS											
8 ROOMS											
9 ROOMS OR MORE											
TOTAL			3	4	4	4					

# Confidentiality Agreement & Disclaimer

This **Offering Memorandum** Contains Select Information Pertaining To The Business And Affairs Of The Property Owner And Its Tenant For Real Property Located At **756 Greene Ave Brooklyn, Ny 11221** ("Property"). The Offering Memorandum May Not Be All-Inclusive Or Contain All Of The Information A Prospective Purchaser May Desire. The Information Contained In This Offering Memorandum Is Confidential And Furnished Solely For The Purpose Of A Review By A Prospective Purchaser Of The Property. It Is Not To Be Used For Any Other Purpose Or Made Available To Any Other Person Without The Written Consent Of Seller Or Matthews Real Estate Investment Services™. The Material And Information In The Offering Memorandum Is Unverified. Matthews Real Estate Investment Services™ Has Not Made Any Investigation, And Makes No Warranty Or Representation, With Respect To Square Footage, Income And Expenses, The Future Financial Performance Of The Property, Future Rent, And Real Estate Value Market Conditions, The Condition Or Financial Prospects Of Any Tenant, Or The Tenants' Plans Or Intentions To Continue To Occupy Space At The Property. All Prospective Purchasers Should Conduct Their Own Thorough Due Diligence Investigation Of Each Of These Areas With The Assistance Of Their Accounting, Construction, And Legal Professionals, And Seek Expert Opinions Regarding Volatile Market Conditions Given The Unpredictable Changes Resulting From The Continuing Covid-19 Pandemic. The Information Is Based In Part Upon Information Supplied By The Owner And In Part Upon Financial Information Obtained From Sources The Owner Deems Reliable. Neither Owner, Nor Their Officers, Employees, Or Real Estate Agents Make Any Representation Or Warranty, Express Or Implied, As To The Accuracy Or Completeness Of This Offering Memorandum, Or Any Of Its Content, And No Legal Liability Is Assumed Or Shall Be Implied With Respect Thereto. Prospective Purchasers Should Make Their Own Projections And Form Their Own Conclusions Without Reliance Upon The Material Contained Herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# 756 GREENE AVE

BROOKLYN, NY 11221

Multifamily Investment Opportunity | Offering Memorandum



## Exclusively Listed By



**DJ Johnston**  
Executive Vice President

(718) 701-5367  
dj.johnston@matthews.com  
License No. 10401225168 (NY)



**David Caba**  
Associate

(646) 802-0548  
david.caba@matthews.com  
License No. 10401387541 (NY)



**Robert W. Moore**  
Director of NY Operations

(332) 232-2694  
robert.moore@matthews.com  
License No. 10401222123 (NY)

**Cory Rosenthal**  
Broker of Record  
License No. 10991237833 (NY)

# MATTHEWS™