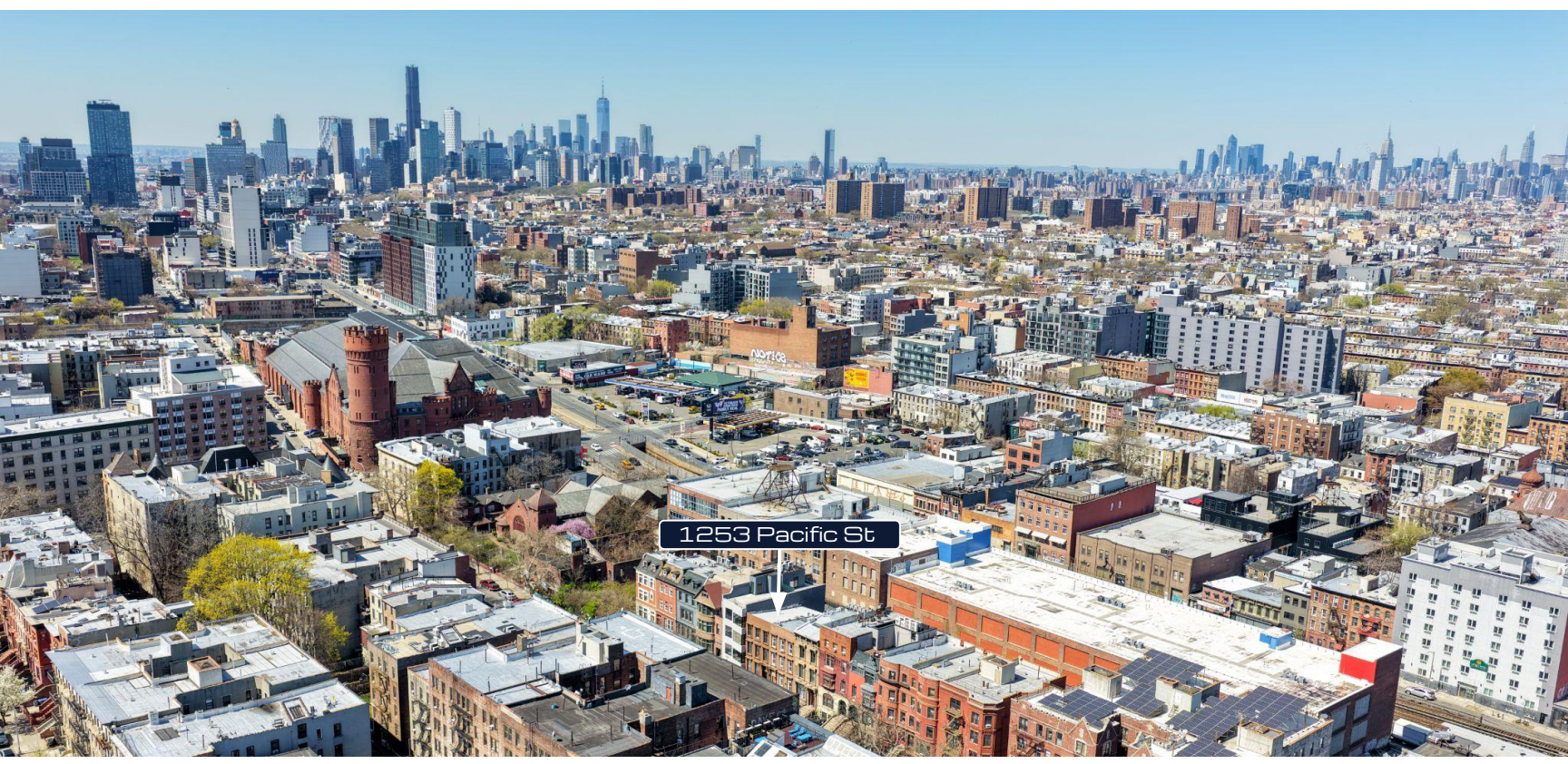
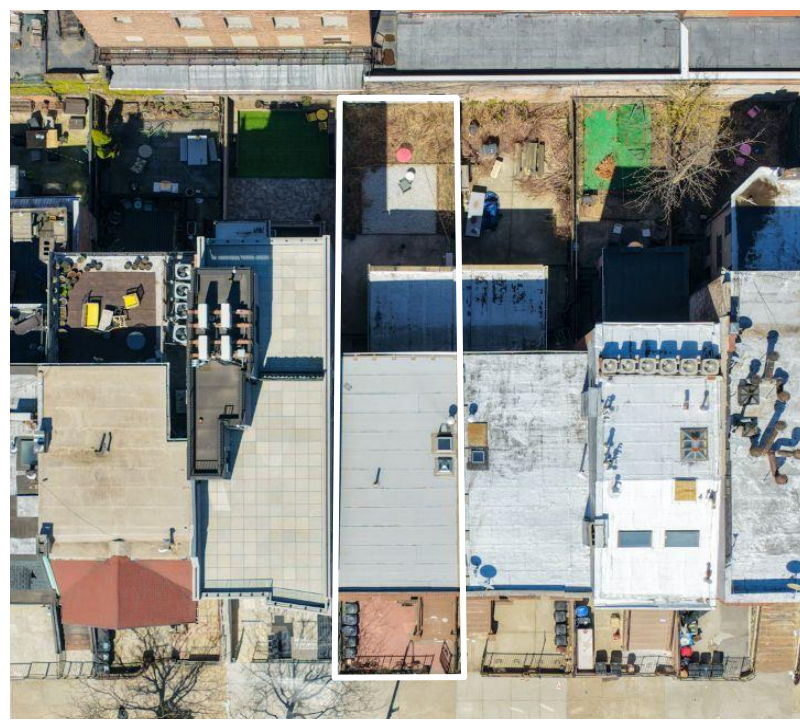
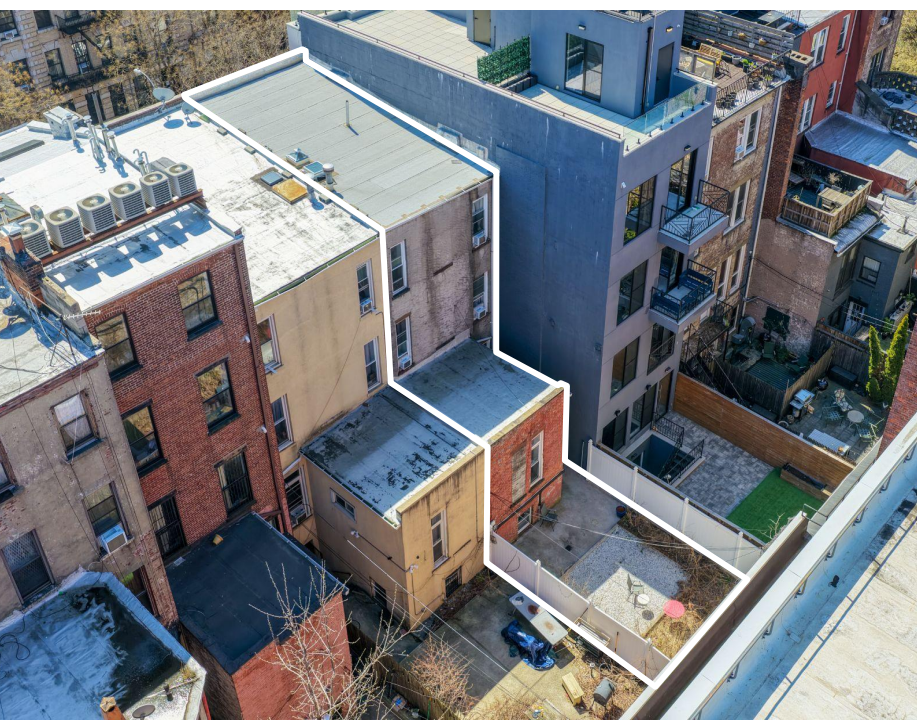




1253 PACIFIC ST

BROOKLYN, NY 11216

Multifamily Investment Opportunity | Offering Memorandum





| The Opportunity

\$2,100,000

List Price

100% Free Market Walkup

Opportunity

±3,769 SF | 20' x 41' + Extension

Building Size

±2,230 ZFA | 4,030 UAP

Available Air Rights

A, C, S, LIRR

Transportation Accessibility

4 Residential Apts

Units

R6A | 3.00

Zoning | FAR

2,000 SF | 20' x 100'

Lot Size

Class 2A | \$19,109

Taxes: '25-'26



| 1253 Pacific Street, Crown Heights

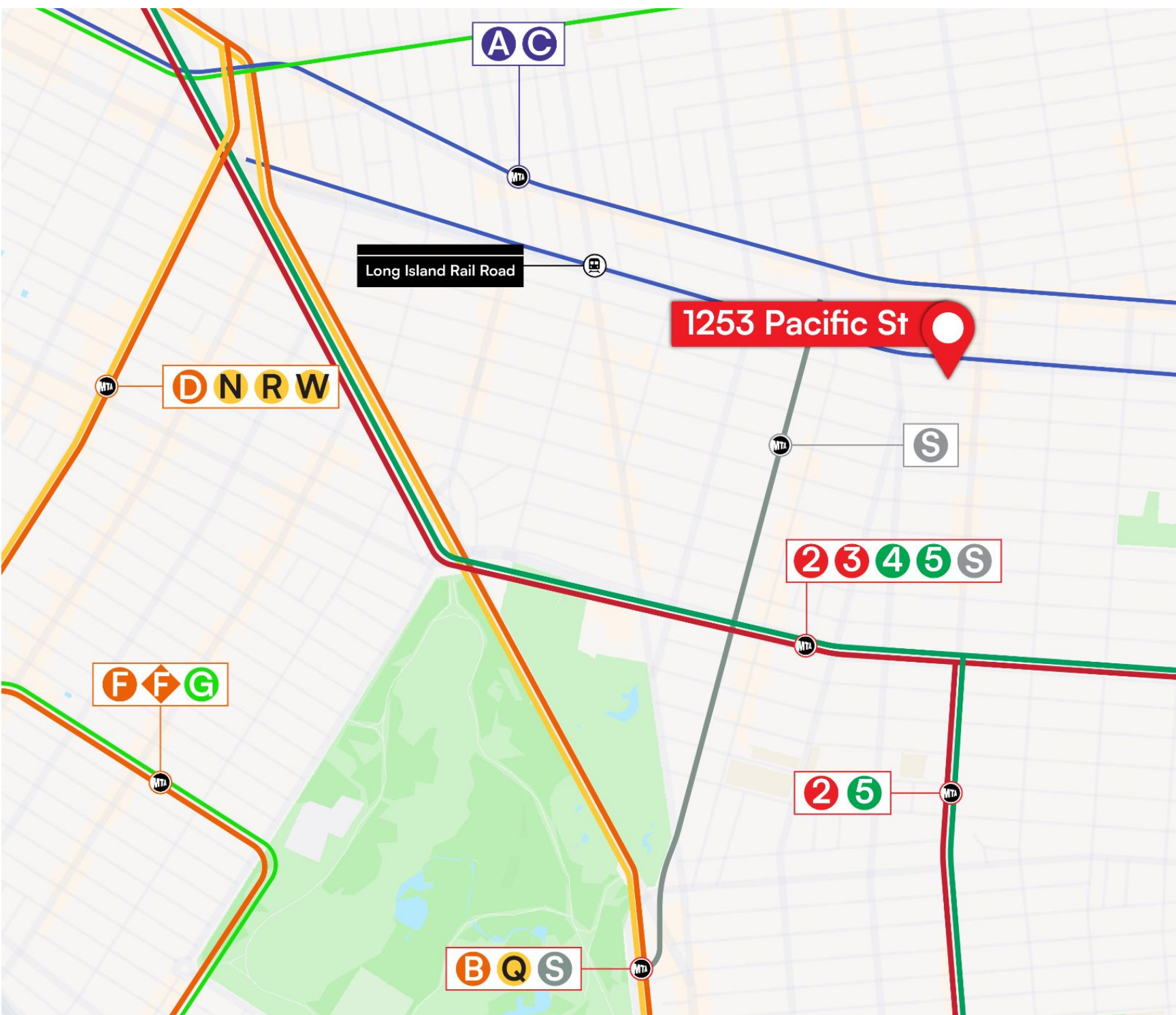
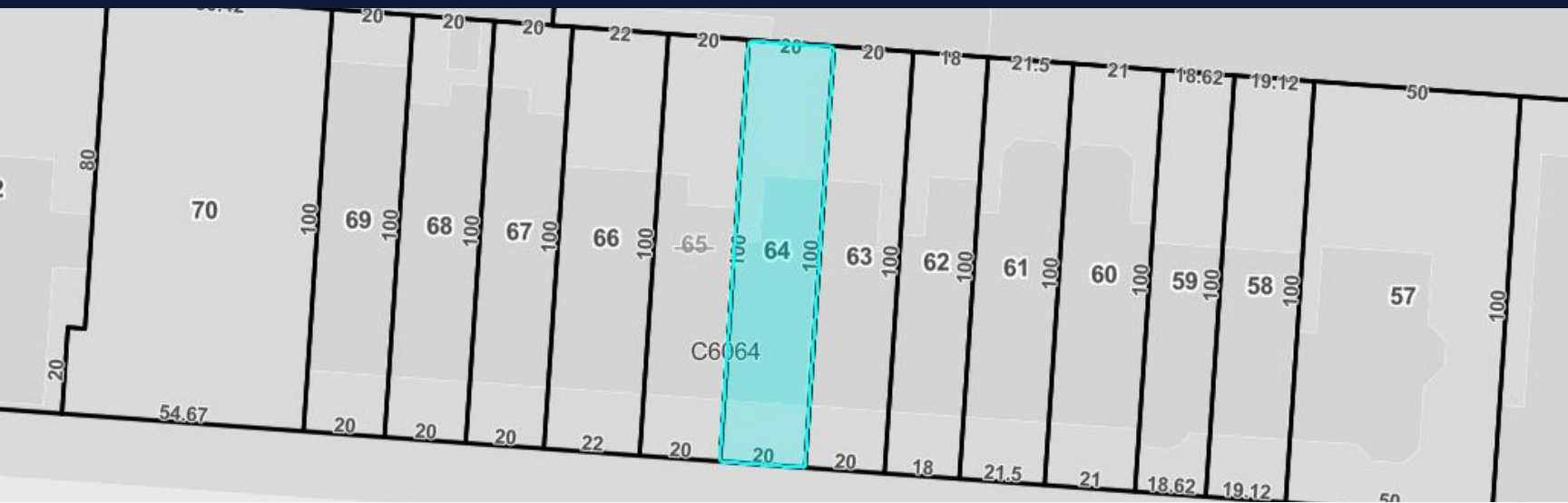
Investment Highlights

- **Fully Free Market:** The property has no history of rent regulation
- **Owner User Opportunity:** Finishes, garden access, neighborhood, and transit-oriented location make this an ideal candidate for a hybrid owner/user/investor living in one or more of the units and renting out the rest
- **Value-Add / Investment Opportunity:** The property is in good condition, though renovations would result in improved rent roll and decentralizing utilities would reduce landlord expenses
- **Transportation Accessibility:** The A, C, & S subway lines and the Long Island Railroad (Nostrand Ave stop) are within 3-5 blocks away, with access to Lower Manhattan and Broadway Junction within 15 minutes
- **Protected Tax Class:** Tax class 2A limits RE tax increases to no more than 8% a year or 30% over 5 years

[Click to View Data Room](#)



Tax & Transportation Maps



Rent Roll & Expenses

				Current Rents			Projected Market Rents		
Rent Roll	Type	Lease Exp.	NSF	Rent/Mo.	Rent/Yr.	Rent/SF	Rent/Mo.	Rent/Yr.	Rent/SF
Garden	2BR/1BA Garden	3/31/28	950	\$3,200	\$38,400	\$40	\$4,000	\$48,000	\$51
2nd Floor	2BR/1BA	7/31/27	950	\$3,550	\$42,600	\$45	\$3,550	\$42,600	\$415
3rd Floor	2BR/1BA	5/31/27	750	\$2,950	\$35,400	\$47	\$3,250	\$39,000	\$52
4th Floor	2BR/1BA	7/31/28*	750	\$3,180*	\$37,080*	\$51	\$3,250	\$39,000	\$52
TOTAL:			3,400	\$12,880	\$154,560	\$445	\$14,050	\$168,600	\$450

LESS VACANCY & CREDIT LOSS

3.00%

(\$4,637)

(\$5,058)

EFFECTIVE GROSS INCOME

\$149,923

\$163,542

* 4th floor unit is on a two-year lease | Year 1 (08/01/2026 - 07/31/2027): \$3,180/mo | Year 2 (08/01/2027-07/31/2028): \$3,280/mo

Projected Expenses	Matthews™ Metrics	Expense	Expense
Real Estate Taxes (26/27)	NYC DOF Tax Bill	\$19,109	\$19,109
Insurance	Actual Expense	\$3,494	\$3,494
Water & Sewer	Actual Expense	\$2,469	\$2,469
Sprinkler	Actual Expense	\$510	\$510
Heating Fuel	\$1,200 / Unit	\$4,800	\$4,800
Electric (Common)	\$0.25 / GSF	\$942	\$942
Repairs & Maintenance	\$750 / Unit	\$3,000	\$3,000
Superintendent	\$350 / Month	\$4,200	\$4,200
Management	4.0% of EGI	\$5,997	\$6,542
TOTAL		\$44,522	\$45,066

Exp. Ratio:

28.81%

26.73%

Tax Ratio:

12.36%

11.33%

NET OPERATING INCOME

Current NOI:

\$110,038

Projected NOI:

\$123,534

| Neighborhood Overview



Crown Heights, Brooklyn

Historical Overview

Crown Heights is a historically significant Brooklyn neighborhood whose development reflects the borough's broader urban growth over the past two centuries. Originally farmland during the colonial era, the area began to urbanize in the late 19th century with the construction of Eastern Parkway, a landmark boulevard designed by Frederick Law Olmsted and Calvert Vaux that helped shape Crown Heights as a planned residential district. The early 20th century brought extensive rowhouse, brownstone, and institutional construction, establishing much of the neighborhood's architectural character that remains today. Over time, shifts in housing demand, transportation access, and citywide economic trends influenced the neighborhood's evolution, including periods of disinvestment followed by renewed reinvestment and historic preservation efforts. Today, Crown Heights' history is visible in its streetscape, landmarked districts, and long-standing civic institutions, reflecting its enduring role in Brooklyn's urban and architectural development.

Landmarks & Points of Interest

- **Brooklyn Children's Museum** – One of the country's oldest children's museums offering interactive exhibits.
- **Weeksville Heritage Center** – Preserves one of America's earliest free Black communities with historic structures and exhibits.
- **Brower Park** – A popular green space with recreation fields, playgrounds, and community facilities.
- **Crown Heights North Historic District** – A historic district with architecturally significant residential buildings.
- **Eastern Parkway** – A major landscaped boulevard with cultural institutions and event space.

| Neighborhood Overview

Residential Market Overview

The residential market around 264 Brooklyn Avenue features a mix of pre-war walk-ups, classic brownstones, and smaller multi-family buildings. The area is popular with long-time residents, families, young professionals, and renters drawn to its cultural diversity and strong transit access. Apartments and homes vary widely in price, with 2-bedroom units often listed in the mid-market range for central Brooklyn, and home values influenced by ongoing neighborhood interest and investment.

Development Market Overview

While Crown Heights has seen selective redevelopment, especially near major transit hubs, large-scale new construction is more limited compared to areas like Downtown Brooklyn. Local development tends toward renovation of existing buildings, adaptive reuse, and modest infill residential projects. Public and private interest in preserving historic character continues alongside incremental upgrades to housing stock.

Retail Market Overview

Retail along nearby Nostrand Avenue, Kingston Avenue, and Eastern Parkway offers a blend of independent shops, grocery stores, casual dining, bakeries, and Caribbean and international eateries reflecting the neighborhood's diversity. Smaller commercial strips provide everyday conveniences, while larger retail and entertainment options are accessible just outside the immediate area.

Transportation Snapshot

Crown Heights benefits from excellent transit: the 3 and 4 trains at Nostrand Avenue station and the 2 and 5 trains nearby provide direct Manhattan and Brooklyn access. Multiple bus lines serve the area, and the neighborhood's high walk and transit scores reflect the ease of getting around without a car.



DOB Overview

NYC Department of Buildings Property Profile Overview

1253 PACIFIC STREET		BROOKLYN 11216		BIN# 3029775	
PACIFIC STREET	1253 - 1253	Health Area	: 2900	Tax Block	: 1200
		Census Tract	: 315	Tax Lot	: 64
		Community Board	: 308	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): BEDFORD AVENUE, NOSTRAND AVENUE

DOB Special Place Name:

DOB Building Remarks:

Landmark Status: Special Status: N/A

Local Law: NO Loft Law: NO

SRO Restricted: YES TA Restricted: NO

UB Restricted: NO

Environmental Restrictions: N/A Grandfathered Sign: NO

Legal Adult Use: NO City Owned: NO

LL 158/17 Pro Cert Restriction until: N/A

LL 114/19 Permit Restriction : N/A

Additional BINs for Building: NONE

Additional Designation(s): MIH - MIH AREA

HPD Multiple Dwelling: Yes

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	Elevator Records
Complaints	17	0	Electrical Applications
Violations-DOB	8	0	Permits In-Process / Issued
Violations-OATH/ECB	2	0	Illuminated Signs Annual Permits
Jobs/Filings	1		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	1		Facades
Actions	6		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: Select...			DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits

Certificate of Occupancy

03/10/03

C.S.F. D.O.B.

18-10000-10-1000-1000



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE: NOV 25 1999 NO# 300663538

This certificate supersedes C.O. NO

ZONING DISTRICT R6

THIS CERTIFIES that the new—altered—existing—building—premises located at
1253 PACIFIC STREET

Block 1200 Lot 64

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,
RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
BASEMENT	40		1	3	2	Res	ONE CLASS A M.D.
FIRST	40		1	3	2	Res	ONE CLASS A M.D.
SECOND	40		1	3	2	Res	ONE CLASS A M.D.
THIRD	40		1	3	2	RES	ONE CLASS A M.D.
							TOTAL: FOUR (4) FAMILIES

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE

[Signature]
BOROUGH SUPERINTENDENT

[Signature]
COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

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 **1253 Pacific ST, Brooklyn, NY 11216** ("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™ 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™ 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™ 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.

1253 PACIFIC ST

BROOKLYN, NY 11216

Multifamily Investment Opportunity | Offering Memorandum



Exclusively Listed By



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Broker of Record

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