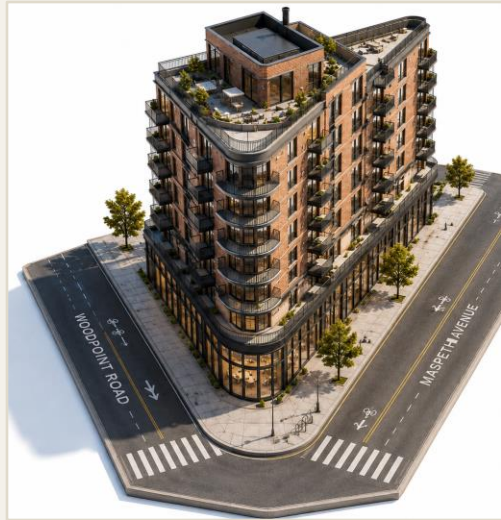




Architectural rendering is conceptual and intended for marketing discussion only.

EXCLUSIVE SALE OFFERING MEMORANDUM



220 Conselyea Street

East Williamsburg, Brooklyn

Advanced Development Opportunity Supported by Extensive Predevelopment Documentation

2,967 SF
LOT AREA

22,598 GSF
GROSS DEV. PROGRAM

5.60
RESIDENTIAL FAR

7
STORIES

17
RES. UNITS

R7D / C2-4
ZONING

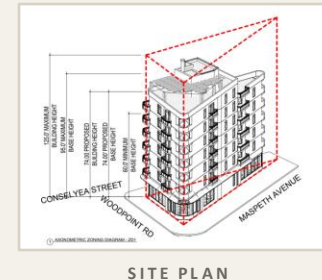
01 OPPORTUNITY SNAPSHOT

- Rare freestanding triangular site — three-street frontage
- No party walls — light and air on every exposure
- 2,967 SF lot; R7D / C2-4 zoning, Inner Transit Zone
- Proposed 7-story, 22,598 GSF mixed-use development
- 17 residential units over ground-floor commercial

02 KEY INVESTMENT HIGHLIGHTS

- Advanced entitlement platform reduces early-stage execution risk and predevelopment timeline
- 99.1% of theoretical residential FAR utilized (16,462 ZFA of ~16,615 SF ceiling)
- MIH obligation on record — four affordable units identified in the 17-unit program
- Preliminary 485-x tax incentive analysis incorporated into predevelopment materials
- Walk Score® 97 • Transit Score® 100 • 4-min walk (L) Graham Sub

03 SITE PLAN & LOCATION



SITE PLAN



LOCATION CONTEXT



RESIDENTIAL / COMMERCIAL / NEW DEVELOPMENT ADVISORY

Represented by **Grayce Kelle Candido**

Real Estate Salesperson, Team Leader GK Team

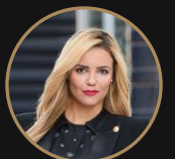
(646) 331-2958 • g.kellecandido@hlresidential.com

Information deemed reliable but not guaranteed. All development, zoning, governmental, and building information is subject to independent verification. Renderings are conceptual. Offering subject to prior sale, with withdrawal, or change without notice.



Pricing Upon Request

Offering Memorandum available upon request to qualified purchasers, subject to a signed confidentiality agreement.



GRAYCE KELLE CANDIDO