

EXCLUSIVE MULTIFAMILY INVESTMENT PORTFOLIO
12 Turn-Key Residential Units
with Immediate Value-Add Potential
456 & 460 Grant Avenue, Brooklyn, NY 11208



456 & 460 GRANT ST
BROOKLYN
Asking Price
\$2,000,000





Market Overview: BROOKLYN, Cypress Hills

BROOKLYN, Cypress Hills

Cypress Hills, Brooklyn, is experiencing an era of unprecedented real estate growth and structural institutional investment. Located in northeastern Brooklyn under the scenic canopy of Highland Park, this neighborhood has transitioned into a highly competitive submarket. It bridges the gap between suburban residential density and rapid rapid-transit connectivity to Manhattan via the J and Z subway lines. As inventory remains tightly constrained across Brooklyn's core western markets, private capital, multi-family investors, and institutional builders are heavily deploying funds into Cypress Hills. The area yields higher baseline returns and substantial value-add potential compared to saturated prime neighborhoods



Strategic Advantages for Real Estate Investors

Cypress Hills offers a distinct competitive advantage for investors seeking to capture yield in Brooklyn's tight real estate ecosystem. By combining high-transit connectivity, major public-private capital injections, and strong rental demand, the neighborhood stands out as a high-performance submarket.

- Superior Yield and Cap Rate Profiles Higher

Cap Rates: Yields outpace highly compressed core western Brooklyn neighborhoods like Williamsburg, Bushwick, and Bed-Stuy.

Lower Cost of Entry: Acquisition costs per square foot remain highly competitive. This allows private capital and syndicators to achieve immediate scale.

- Transit-Oriented Infrastructure and Connectivity

Direct Manhattan Transit: The neighborhood is heavily anchored by the J and Z subway lines. This offers a direct, one-seat commute into lower Manhattan and Downtown Brooklyn.

Interborough Access: Multiple bus lines, the nearby Long Island Rail Road (LIRR) at East New York, and quick vehicle access to the Jackie Robinson Parkway connect residents seamlessly to Queens and JFK Airport.

The "Commuter Premium": Investors can capitalize on a growing demographic of professional renters priced out of Manhattan who demand rapid transit access.



Combined Portfolio Package

Bulk Package Price: \$2,000,000.00

Instant Capital Discount: \$150,000.00 Savings

Blended Portfolio Cap Rate: 6.88%

INFRASTRUCTURE & SUBMARKET DATA

Neighborhood Setting: Positioned on a quiet, tree-lined residential corridor in Brooklyn, NY 11208.

Transit Access: Located steps away from major New York City subway options and intersecting municipal bus lines. Tenant Profile: Highly stable occupancy roster delivering a 100% collection rate across all 12 units.

Immediate Income Upside: Full unmonetized basements are ready for conversion into tenant storage cages or coin-operated laundry facilities to capture immediate ancillary cash flow.



456 & 460 GRANT ST., BROOKLYN, NY 11208

FINANCIAL BREAKDOWN: PROPERTY EXPENSES

456 GRANT AVENUE

Gross Scheduled Income (GSI): \$100,954.92

Less Actual Total Expenses: -\$35,381.00

Net Operating Income (NOI): \$65,573.92

Purchase Price: \$1,100,000.00

Actual Cap Rate: 5.96%

460 GRANT AVENUE

Scheduled Income (GSI): \$107,116.44

Less Total Expenses: -\$35,124.00

Net Operating Income (NOI): \$71,992.44

Asking Purchase Price: \$1,150,000.00

Actual Capitalization Rate: 6.26%

PACKAGE ASKING \$2,000,000 | Cap Rate: 6.88%



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INVESTMENT PROFILE:

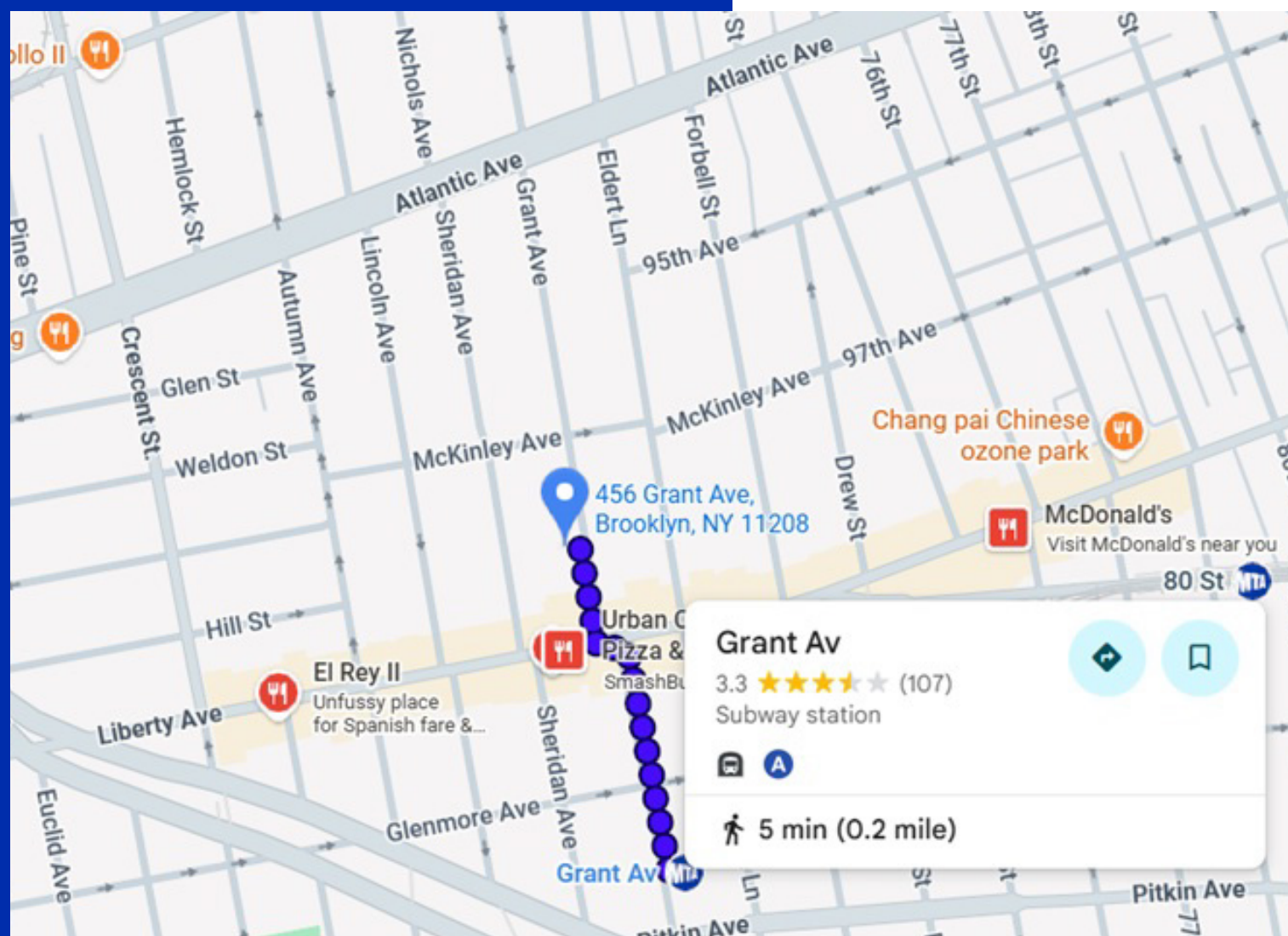
This pricing elevates the combined portfolio performance to a powerful 6.88% Cap Rate.

Instant Equity Capture: Purchasing both assets collectively saves the investor \$150,000 off the independent asset pricing model.

Enhanced Yield Optimization: Acquiring the properties together instantly forces a 62 basis-point compression on the capitalization rate (jumping from an individual low of 6.26% up to 6.88%).

Consolidated Risk Distribution:

Spreading operations across 12 contiguous multi-family units isolates the investor from individual unit tenant turnover vulnerabilities.



Multifamily Portfolio 12 Turn-Key Residential Units

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