

DELIVERED VACANT

C 434
Clermont Avenue

— FORT GREENE —

OFFERING MEMORANDUM

Marcus & Millichap
NYM GROUP

C 434 Clermont Avenue

FORT GREENE

PRESENTED BY NEW YORK MULTIFAMILY

434 Clermont Avenue is a beautifully maintained four-family townhouse located in the heart of Fort Greene, one of Brooklyn's most desirable brownstone neighborhoods. The property will be delivered 100% vacant. Each floor-through apartment has been well cared for, but still features significant upside with minimal improvements

The property sits semi-detached on a 21.33' x 100' lot and measures approximately 42' deep.

It offers four above-grade, floor-through apartments plus a full-height cellar with finished space. Unit 1 is a two-bedroom garden apartment with access to a private backyard, while Units 2 through 4 are spacious one-bedroom residences with excellent natural light and well-maintained finishes throughout.

The building's classic architecture, updated interiors, and prime location just steps from all of Fort Greene make it a highly attractive long-term hold. With excellent transit access, neighborhood amenities, and a proven rental history, 434 Clermont represents a turnkey opportunity in an already beautiful area that has heavy long-term appreciation.

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C434
Clermont Avenue
APARTMENT



434 Clermont Avenue

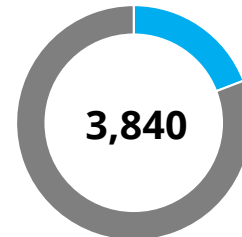
ASKING PRICE

\$3,500,000

Units	4
\$/Unit	\$875,000
Square Feet	3,840
\$/SF	\$911
Annual Taxes	\$17,101



LISTING \$/SF



SQUARE FEET

RENT ROLL

UNIT#	STATUS	NOTES	BEDROOM	NET SF	EXP	LOW END	\$/SF	HIGH END	\$/SF
1	FM	Delivered Vacant Finished Basement and Garden Access	2 Bedroom	1,100		\$6,000	\$65	\$6,500	\$71
2	FM	Delivered Vacant	1 Bedroom	760		\$4,350	\$69	\$4,850	\$77
3	FM	Delivered Vacant Plus home office	1 Bedroom	760		\$4,350	\$69	\$4,850	\$77
4	FM	Delivered Vacant Plus home office	1 Bedroom	760		\$4,250	\$67	\$4,750	\$75
MONTHLY RESIDENTIAL REVENUE				3,380		\$18,950		\$20,950	
ANNUAL RESIDENTIAL REVENUE						\$227,400		\$251,400	

PROPERTY ANALYSIS	
Width	21.33 ft
Depth	100 ft
Irregular?	No
Zoning	R6B
FAR	2.00
Buildable SF	4,266 sf
Tax Class	2A
Taxes	\$17,101
Landmark	Yes

EXPENSES		% EGI		% EGI		
Property Taxes	2A	Actual	\$17,101	8%	\$17,614	7%
Fuel - Gas		Actual	\$0	0%	\$0	0%
Insurance		Projected	\$4,600	2%	\$4,738	2%
Water & Electric		Actual	\$6,000	3%	\$6,180	2%
Repairs and Maintenance		Projected	\$2,000	1%	\$2,060	1%
Super Salary		Projected	\$2,000	1%	\$2,060	1%
Management Fee		Projected	\$6,750	3%	\$6,953	3%
Total Expenses			\$38,451	17%	\$39,605	16%
Net Operating Income			\$188,949		\$211,795	

FINANCIAL ANALYSIS

COMPARABLE SALES

434 Clermont Avenue — Fort Greene

Condominium resales · Walk-up & low-rise only · Half-mile radius · Sales since Jan 2024

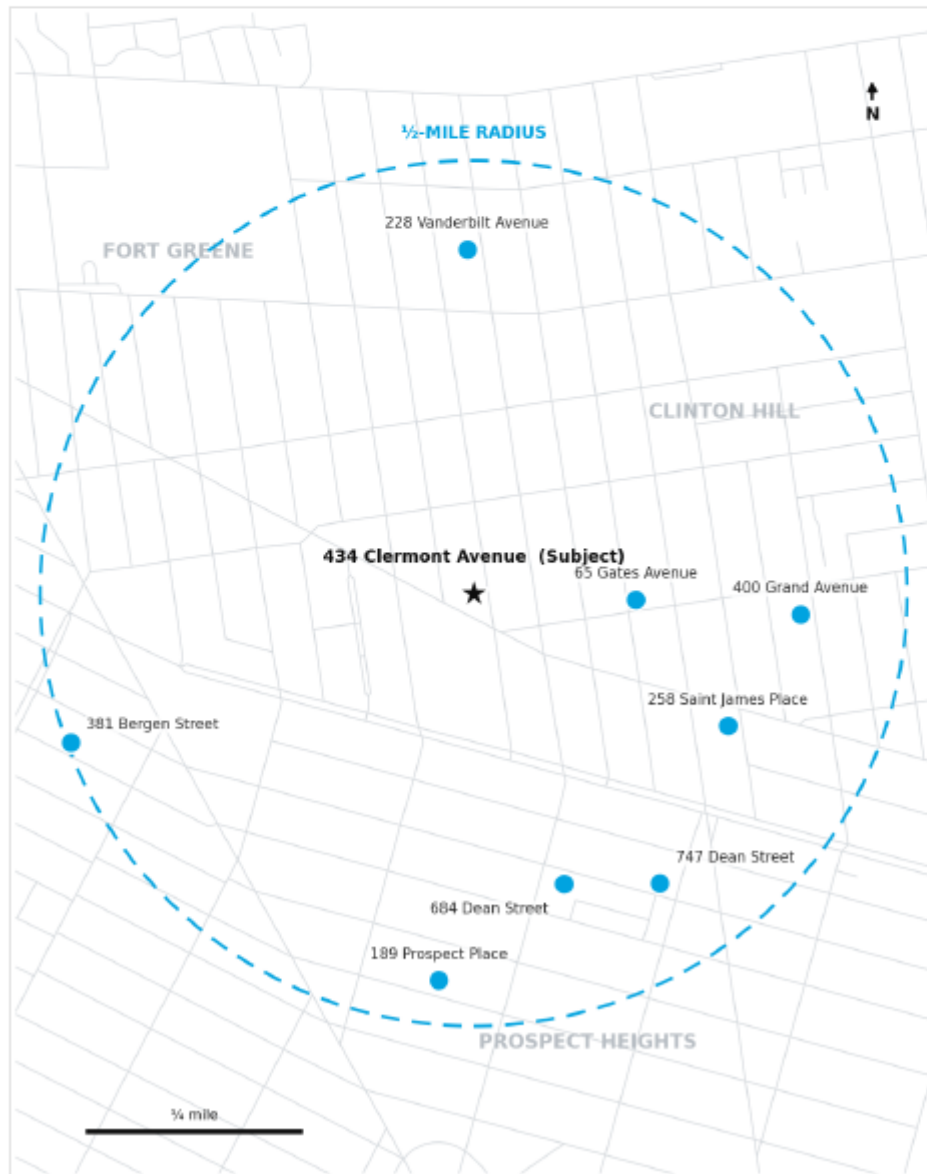
SEARCH FILTERS

■ Half-Mile Radius

■ Walk-Ups Only
no elevator buildings

■ Last 2 Years
sales since Jan 2024

SUBMARKET MAP — ½-MILE RADIUS



KEY METRICS

COMPARABLE SALES

23

MEDIAN SALE PRICE

\$1,731,025

LOW PRICE

\$814,600

HIGH PRICE

\$4,000,000

MEDIAN \$ / SF









\$1,407

AVERAGE \$ / SF

\$1,437









434 Clermont Avenue — Fort Greene

Condominium resales · Walk-up & low-rise only · Half-mile radius · Sales since Jan 2024

	ADDRESS	SALE PRICE	\$ / SF	CONDO SF	SALE DATE	SUBMARKET
	65 Gates Avenue, Unit B Clinton Hill - 0.2 mi	\$950,000	\$1,393	682	11/21/2024	Clinton Hill
	258 Saint James Place, Unit 301 Clinton Hill - 0.3 mi	\$1,680,113	\$1,250	1,344	11/12/2024	Clinton Hill
	258 Saint James Place, Unit 101 Clinton Hill - 0.3 mi	\$865,513	\$971	891	01/06/2025	Clinton Hill
	258 Saint James Place, Unit 501 Clinton Hill - 0.3 mi	\$1,731,025	\$1,289	1,343	11/07/2024	Clinton Hill
	258 Saint James Place, Unit 601 Clinton Hill - 0.3 mi	\$2,138,325	\$1,592	1,343	11/20/2024	Clinton Hill
	258 Saint James Place, Unit 401 Clinton Hill - 0.3 mi	\$1,690,295	\$1,259	1,343	11/15/2024	Clinton Hill
	258 Saint James Place, Unit 202 Clinton Hill - 0.3 mi	\$814,600	\$1,407	579	11/21/2024	Clinton Hill
	258 Saint James Place, Unit 201 Clinton Hill - 0.3 mi	\$935,000	\$1,353	691	11/26/2024	Clinton Hill








434 Clermont Avenue — Fort Greene

Condominium resales · Walk-up & low-rise only · Half-mile radius · Sales since Jan 2024

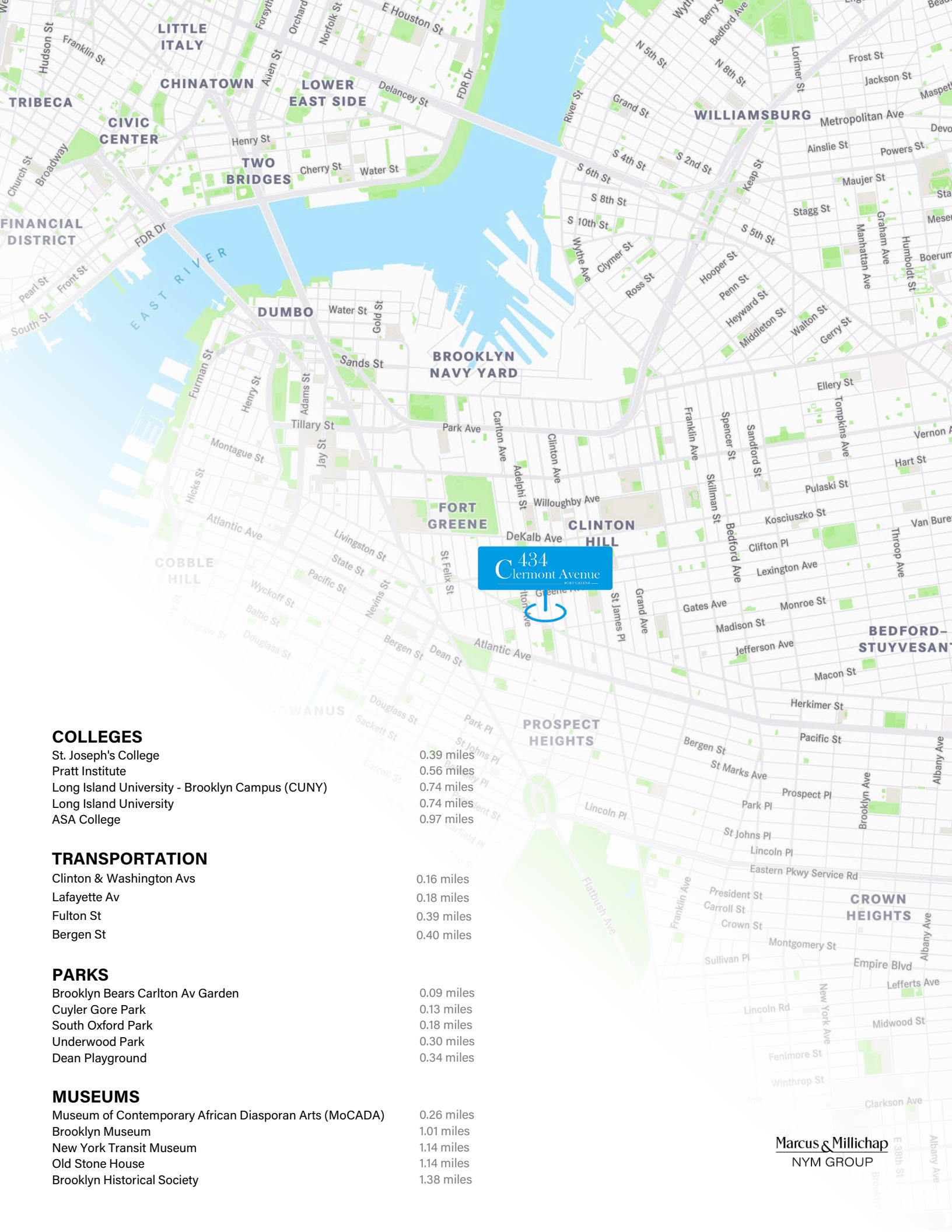
	ADDRESS	SALE PRICE	\$ / SF	CONDO SF	SALE DATE	SUBMARKET
	684 Dean Street, Unit 4 Prospect Heights - 0.4 mi	\$1,800,000	\$1,597	1,127	12/02/2025	Prospect Heights
	684 Dean Street, Unit 1 Prospect Heights - 0.4 mi	\$2,990,000	\$1,665	1,796	12/30/2025	Prospect Heights
	400 Grand Avenue, Unit 2 Clinton Hill - 0.4 mi	\$2,350,000	\$1,374	1,710	10/31/2024	Clinton Hill
	400 Grand Avenue, Unit 1 Clinton Hill - 0.4 mi	\$2,775,094	\$1,162	2,389	09/13/2024	Clinton Hill
	228 Vanderbilt Avenue, Unit 4A Fort Greene - 0.4 mi	\$1,899,000	\$1,577	1,204	07/25/2024	Fort Greene
	228 Vanderbilt Avenue, Unit 3B Fort Greene - 0.4 mi	\$890,969	\$1,219	731	08/26/2024	Fort Greene
	228 Vanderbilt Avenue, Unit 3C Fort Greene - 0.4 mi	\$899,000	\$1,385	649	08/28/2024	Fort Greene
	228 Vanderbilt Avenue, Unit 2B Fort Greene - 0.4 mi	\$1,527,375	\$1,457	1,048	11/22/2024	Fort Greene

434 Clermont Avenue — Fort Greene

Condominium resales · Walk-up & low-rise only · Half-mile radius · Sales since Jan 2024

ADDRESS	SALE PRICE	\$ / SF	CONDO SF	SALE DATE	SUBMARKET
 228 Vanderbilt Avenue, Unit 3A Fort Greene - 0.4 mi	\$840,056	\$1,241	677	09/10/2024	Fort Greene
 228 Vanderbilt Avenue, Unit 2A Fort Greene - 0.4 mi	\$1,526,357	\$1,507	1,013	08/22/2024	Fort Greene
 747 Dean Street, Unit 2 Prospect Heights - 0.4 mi	\$1,955,000	\$1,580	1,237	05/21/2024	Prospect Heights
 747 Dean Street, Unit 3 Prospect Heights - 0.4 mi	\$1,960,131	\$1,585	1,237	05/21/2024	Prospect Heights
 189 Prospect Place, Unit 2 Prospect Heights - 0.5 mi	\$3,450,000	\$2,080	1,659	06/20/2024	Prospect Heights
 189 Prospect Place, Unit 1 Prospect Heights - 0.5 mi	\$4,000,000	\$1,431	2,795	07/23/2024	Prospect Heights
 381 Bergen Street, Unit 2 Park Slope - 0.5 mi	\$3,250,000	\$1,669	1,947	07/17/2024	Park Slope

23 COMPS	\$1,731,025 MEDIAN PRICE	\$814,600 LOW	\$4,000,000 HIGH	\$1,407 MEDIAN \$/SF	\$1,437 AVERAGE \$/SF
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434
Clermont Avenue
BROOKLYN, NY

COLLEGES

- St. Joseph's College 0.39 miles
- Pratt Institute 0.56 miles
- Long Island University - Brooklyn Campus (CUNY) 0.74 miles
- Long Island University 0.74 miles
- ASA College 0.97 miles

TRANSPORTATION

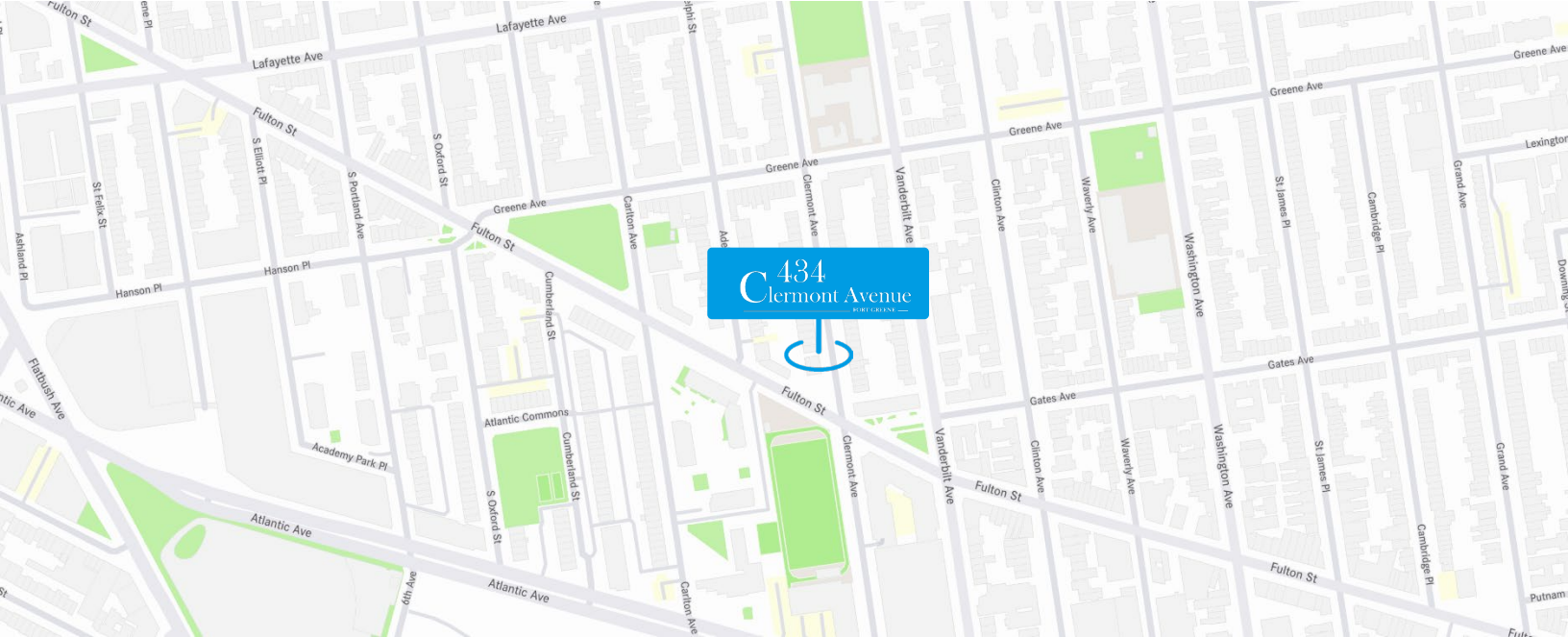
- Clinton & Washington Avs 0.16 miles
- Lafayette Av 0.18 miles
- Fulton St 0.39 miles
- Bergen St 0.40 miles

PARKS

- Brooklyn Bears Carlton Av Garden 0.09 miles
- Cuyler Gore Park 0.13 miles
- South Oxford Park 0.18 miles
- Underwood Park 0.30 miles
- Dean Playground 0.34 miles

MUSEUMS

- Museum of Contemporary African Diasporan Arts (MoCADA) 0.26 miles
- Brooklyn Museum 1.01 miles
- New York Transit Museum 1.14 miles
- Old Stone House 1.14 miles
- Brooklyn Historical Society 1.38 miles

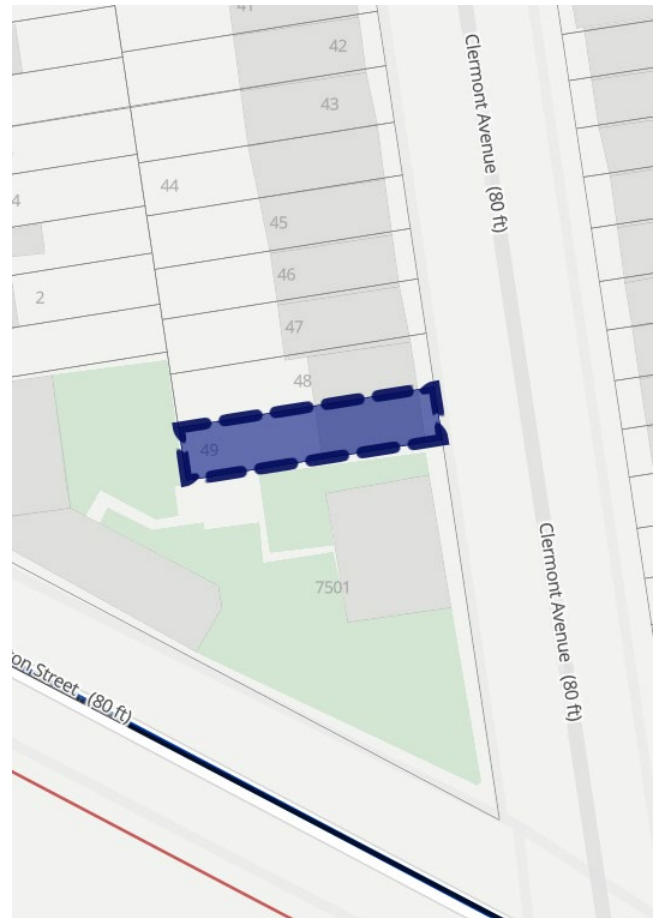


C434 Clermont Avenue

FORT GREENE

PROPERTY DESCRIPTION

CITY:	Brooklyn
STATE:	NY
BLOCK & LOT:	1958 / 49
LOT DIMENSIONS:	21.33 ft X 100 ft
LOT SF:	2,133
BUILDING DIMENSIONS:	21.33 ft X 42 ft
BUILDING SF:	3,839
ZONING:	R6B
MAX FAR:	2.000
AVAILABLE AIR RIGHTS:	427
LANDMARK DISTRICT:	YES
HISTORIC DISTRICT:	YES
ANNUAL TAX BILL:	\$17,101
TAX CLASS:	2A



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