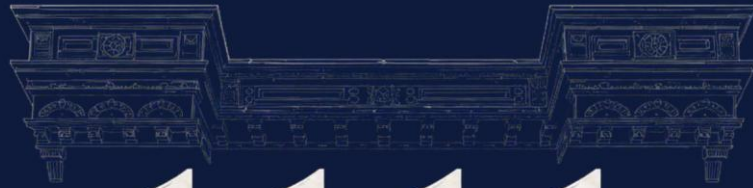


EXCLUSIVE OFFERING



1111

LAFAYETTE AVENUE

BUSHWICK · BROOKLYN, NEW YORK

MULTIFAMILY INVESTMENT

16 Apartments · 8.35% Day 1 CAP · Cash-Flowing

Marcus & Millichap
THE PETERS TEAM

PRESENTED BY

Matthew R. Peters · Hunter Fleming

THE PETERS TEAM

· NYC INVESTMENT SALES



The Opportunity

The Peters Team is pleased to present 1111 Lafayette Avenue, a 16-unit, fully rent-stabilized multifamily walk-up in the heart of Bushwick. The building cash-flows today on a stable roll of sixteen identical one-bedroom units, with \$43,410 of annual loss-to-lease to the registered legal rents — collectable income that requires no change to the stabilization status. Additional upside sits in the potential to activate the basement for retail or storage, plus a new registered rent on the super's unit (2A). At a \$120,313-per-unit basis, the asset delivers a strong day-one yield three minutes from the J · Z · M at Kosciuszko Street.

OFFERING PRICE

\$1,925,000

\$120,313 / unit · \$218 / SF

IN-PLACE CAP RATE

8.35%

On in-place rents · normalized expenses

NET OPERATING INCOME

\$160,649

In-place annual income

LEGAL RENT UPSIDE

+\$43,410

Loss-to-lease to registered legal rents

WHY THIS DEAL

16-Unit Scale at \$120K/Unit

Sixteen identical rent-stabilized one-bedrooms — real scale at a fraction of replacement cost.

Built-In Legal Upside

+\$43,410/yr of loss-to-lease captured on turnover — a 15% lift to income, with no reliance on RGB renewals.

Tax Reassessment Upside

Taxes run \$56,412/yr and have not been grieved — a certiorari filing could cut the bill materially, lifting NOI.

Transit-Rich Bushwick

Three-minute walk to the J · Z · M at Kosciuszko St — 15–20 minutes to Lower Manhattan.

\$1.925M ENTRY

\$120K / unit · \$160.6K NOI · \$218 / SF

8.35% day-one cap · 10.47% at legal rents

Building Snapshot

01

16 Units

Sixteen 1-bed / 1-bath apartments (~500 SF each) across four efficient floor plates, plus a full basement with retail or storage potential.

02

8.35% Day-One Cap

On in-place rents and a normalized expense schedule, the building yields 8.35% at the ask — rising to 10.47% as the roll reaches its registered legal rents.

03

+\$43,410 Legal Rent Upside

In-place rents average \$1,514 against \$1,740 legal, collectable on turnover. The super's unit (Employee) - (2A) was renovated ~\$40k pre-2019 and hasn't been re-registered in 20+ years — a chance to reset the first rent to market or recalculate IAI w/ annual increase.

04

\$218/SF Basis

At \$1,925,000, the offering trades at \$218/SF and \$120,313/unit — a durable, below-replacement-cost basis for stabilized Bushwick product.

05

Tax Reassessment Upside

Taxes run \$56,412/yr and have not been grieved. A tax-certiorari filing could cut the bill materially, potentially by roughly half, which would go straight to the NOI.

06

J · Z · M at the Corner

Three minutes on foot to Kosciuszko Street — 15–20 minutes to Lower Manhattan, in a neighborhood StreetEasy ranked #1 for NYC buyers in 2026.

Asset Profile



PROPERTY DETAILS

Address	1111 Lafayette Avenue
Neighborhood	Bushwick, Brooklyn 11221
Block / Lot	03263 – 0055
Units	16 Apartments · 100% Rent Stabilized
Unit Mix	Sixteen 1 BR / 1 BA · ~500 SF each
Stories	4 + Basement
Year Built	1931
Frontage	30.5' on Lafayette Ave
Building Dimensions	30' × 70'
Gross Building SF	Approx. 8,840
Lot Size	3,050 SF
Zoning	R6
Tax Class	2
Annual Tax Bill	\$56,412
Transit	J · Z · M at Kosciuszko St

Note: Buyer to verify all figures, dimensions, zoning, and registrations independently.

Rent Stabilization, Understood

01 A Stable, Predictable Framework

All sixteen units are rent stabilized with registered legal rents. With the RGB’s Oct 2026 – Sep 2027 rent freeze, near-term renewal growth is 0% — so the building’s loss-to-lease is captured on unit turnover rather than renewals. No buyouts or destabilization required, and Tax Class 2 keeps the assessment profile predictable.

RGB RENEWAL GUIDELINES	
3.0% / 4.5%	One- / two-year renewal · Oct 2025 – Sep 2026
0% / 0%	Rent freeze · Oct 2026 – Sep 2027 · being contested
+15%	Loss-to-lease lift, captured on vacancy

02 The Rent Roll at a Glance

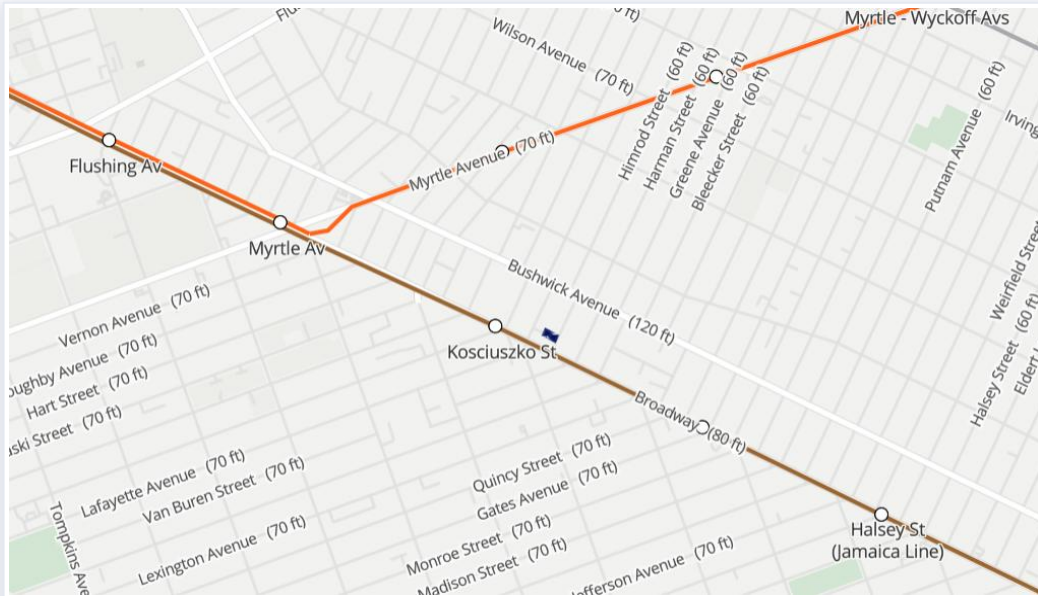
A long-tenured, fully occupied roll of identical one-bedrooms. The super occupies Apartment 2A (offsetting payroll); Apartment 3D receives SCRIE; and Apartment 4D — \$552/month of loss-to-lease — is in court, the nearest-term recapture.

ROLL SNAPSHOT	
Rent Stabilized	15 RS · 1 RS-TE (2A)
Avg. In-Place / Legal	\$1,514 / \$1,740
Special Status	Super 2A · SCRIE 3D · Court 4D

SCRIE TAX ABATEMENT CREDIT · UNIT 3D	
≈ \$479 / yr	\$239.64 per semi-annual DOF bill
Senior-tenant benefit credited directly against the building’s property taxes — reflected as a line item in the operating statement (p. 6), per the current DOF statement.	

LOCATION

Bushwick, Brooklyn



1111 Lafayette Ave · Kosciuszko St (J · Z) · Myrtle Av (M)

TRANSIT

J · Z · M

Three minutes on foot to Kosciuszko Street (J · Z), with the M at Myrtle Avenue nearby — an average 15–20 minute commute to Lower Manhattan.

Bushwick is one of Brooklyn's most dynamic neighborhoods — a former industrial district turned magnet for young professionals, artists, and families drawn by its creative energy, nightlife, and relative affordability. StreetEasy named Bushwick the #1 NYC neighborhood for buyers in 2026, and new restaurants, shops, and clubs continue to open across the neighborhood — keeping renter demand deep and durable, with a long runway of appreciation for a rent-stabilized owner.

PARKS & RECREATION

Maria Hernandez Park (7+ acres) · Jesse Owens Playground · Lafayette Playground

DINING

Roberta's (Michelin pizza) · Ops · Bunna Cafe · Ayat · Maite · Cafeteria Bklyn

NIGHTLIFE & ARTS

House of Yes · Elsewhere · Bossa Nova Civic Club · Nowadays · The Bushwick Collective (street art)

EDUCATION

P.S. 274 Kosciuszko · P.S. 026 Jesse Owens · Madiba Prep · EBC High School · Brooklyn Excelsior Charter

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THE PETERS TEAM

F O R F U R T H E R I N F O R M A T I O N

Schedule a Showing

All property showings are by appointment only

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