

EXCLUSIVE
OFFERING
Memorandum

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CLARKSON AVENUE

FLATBUSH, BROOKLYN | NEW CONSTRUCTION

 **GFI** REALTY
SERVICES, LLC

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*Newly Constructed 93-Unit Luxury Apartment
Building
Numerous Amenities
Apartments Completed with Elegant High-End
Finishes*



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CLARKSON AVENUE

GFI Realty Services is pleased to present the exclusive offering of 50 Clarkson Avenue, a newly constructed nine-story, 93-unit luxury residential building with parking, located in the Flatbush section of Brooklyn. Completed in 2021, the property sits on a 16,400 square-foot lot and totals 93,789 square feet of residential space. The unit mix comprises seven studios, 56 one-bedroom, and 30 two-bedroom apartments, each delivered with high-end finishes including white oak flooring, high ceilings, and floor-to-ceiling windows. The building features a full amenity package including a fitness center, common courtyard, and media lounge.

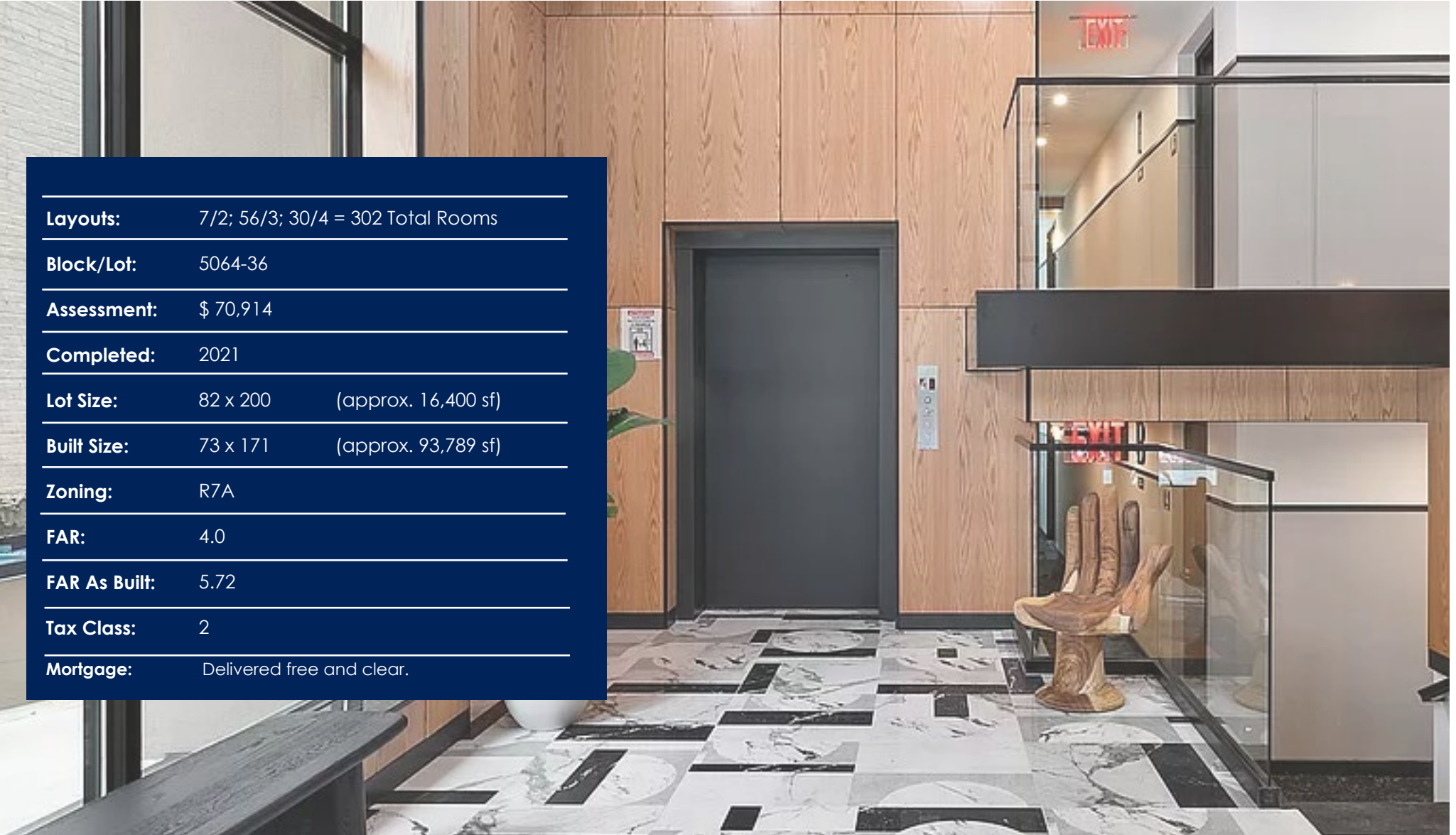
A 35-year tax abatement commenced December 2021, providing a significant and durable reduction in operating costs that substantially enhances cash-on-cash returns throughout the hold period.

50 Clarkson Avenue is ideally positioned just half a block from the Flatbush Avenue commercial corridor and within blocks of Prospect Park, SUNY Downstate Medical Center, Medgar Evers College, Brooklyn College, and the Kings Theatre. The 2 and 5 subway lines are located steps from the property, providing direct access to Downtown Brooklyn and Midtown Manhattan.

93
UNITS

2021
CONSTRUCTED

Layouts:	7/2; 56/3; 30/4 = 302 Total Rooms	
Block/Lot:	5064-36	
Assessment:	\$ 70,914	
Completed:	2021	
Lot Size:	82 x 200	(approx. 16,400 sf)
Built Size:	73 x 171	(approx. 93,789 sf)
Zoning:	R7A	
FAR:	4.0	
FAR As Built:	5.72	
Tax Class:	2	
Mortgage:	Delivered free and clear.	



Income

Residential	\$	3,358,359
Parking	\$	54,780
Vacancy (3%)	\$	(102,394)

Effective Gross Income: \$ 3,310,745

Estimated Expenses

RE Taxes - (35)-Yr Tax Abatement In-Place)	\$	8,821
Water/Sewer	\$	60,000
Heat (All Apts have Split Heat & A/C Units)	Tenants Pay	
Electric	\$	23,469
Insurance	\$	35,000
Payroll	\$	42,575
Repairs & Maintenance	\$	33,526
Elevator	\$	10,560
Management	\$	75,000

Total Expenses: \$ 288,951

NOI \$ 3,021,794

Asking Price: SUBMIT OFFERS

Apartments:	93
Rooms:	302
Average Rent/Unit/Mo:	\$ 3,009
Average Rent/Room/Mo:	\$ 927





Unit	Rent	Parking/Other Charges	Size	SF	Status	Move-In	LXP
1	\$3,060.00	0.00	3	609	Free Market	11/01/2021	01/31/2026
2	\$2,283.78	0.00	2	473		12/11/2023	12/31/2027
3	\$2,772.78	0.00	4	792	Affordable	07/01/2021	08/31/2026
4	\$3,925.00	0.00	4	804	Free Market	05/24/2024	05/31/2027
5	\$3,950.00	0.00	4	804	Free Market	05/17/2024	05/31/2026
6	\$2,389.16	0.00	3	525	Affordable	12/01/2024	11/30/2026
7	\$2,286.48	0.00	3	533	Affordable	03/01/2024	02/28/2025
8	\$4,100.00	0.00	4	750	Free Market	11/01/2022	10/31/2026
101	\$2,673.07	0.00	3	535		04/01/2024	10/31/2026
102	\$2,950.00	0.00	3	647	Free Market	04/15/2026	04/30/2027
103	\$2,126.95	0.00	2	472	Affordable, HPS	07/01/2022	06/30/2025
104	\$2,713.00	350.00	3	548		02/01/2022	01/31/2027
105	\$3,150.00	0.00	3	641	Free Market	09/01/2025	08/31/2026
106	\$3,915.00	0.00	4	804	Free Market	04/01/2026	09/30/2027
107	\$3,850.00	350.00	4	804	Free Market	08/01/2025	07/31/2027
108	\$2,294.71	360.00	3	528	Affordable	06/01/2022	05/31/2026
109	\$2,295.00	0.00	3	533	Affordable	05/01/2025	04/30/2026
110	\$2,682.36	0.00	4	750	Affordable	08/01/2022	07/31/2026
201	\$2,384.59	0.00	3	667	Affordable	07/01/2021	08/31/2026
202	\$2,800.51	0.00	3	565		05/31/2021	08/31/2026
203	\$3,150.00	0.00	3	647	Free Market	01/15/2024	07/31/2026
204	\$2,210.25	0.00	2	472	Affordable, HPS	07/01/2022	06/30/2027
205	\$2,815.00	0.00	3	548		12/16/2025	12/15/2026
206	\$3,075.00	0.00	3	645	Free Market	08/01/2021	10/31/2026
207	\$3,830.00	0.00	4	804	Free Market	01/16/2023	02/28/2027
208	\$4,015.00	0.00	4	804	Free Market	12/15/2023	04/30/2027
209	\$2,299.17	0.00	3	528	Affordable	05/01/2022	04/30/2026
210	\$2,294.71	130.00	3	533	Affordable	02/01/2024	01/31/2027
211	\$2,707.56	350.00	4	750	Affordable	04/01/2022	03/31/2027
301	\$2,424.76	0.00	3	667	Affordable	10/15/2023	10/31/2026
302	\$2,822.68	275.00	3	565		06/01/2021	08/31/2026
303	\$3,385.00	0.00	3	647	Free Market	07/17/2024	05/31/2027
304	\$2,345.91	0.00	2	472		09/05/2024	09/30/2026
305	\$2,726.00	0.00	3	548		01/01/2026	12/31/2026
306	\$3,250.00	0.00	3	641	Free Market	New Lease	
307	\$4,000.00	0.00	4	804	Free Market	04/01/2025	04/30/2027
308	\$3,930.00	0.00	4	804	Free Market	06/15/2024	03/31/2027
309	\$2,293.60	0.00	3	528	Affordable	10/01/2023	09/30/2026



Unit	Rent	Parking/Other Charges	Size	SF	Status	Lease From	LXP
310	\$2,425.72	0.00	3	533	Affordable	09/01/2021	10/31/2026
311	\$2,670.66	350.00	4	750	Affordable	09/01/2022	08/31/2026
401	\$3,200.00	0.00	3	667	Free Market	12/30/2022	05/31/2026
402	\$2,887.93	350.00	3	565		10/28/2024	03/31/2026
403	\$3,350.00	0.00	3	647	Free Market	Vacant	
404	\$2,327.49	0.00	2	472		07/01/2023	06/30/2026
405	\$2,754.87	0.00	3	548		05/15/2021	09/30/2026
406	\$3,300.00	0.00	3	641	Free Market	11/18/2022	05/31/2027
407	\$4,050.00	0.00	4	804	Free Market	09/01/2025	08/31/2026
408	\$3,965.00	0.00	4	804	Free Market	12/02/2025	06/30/2027
409	\$2,300.30	350.00	3	528	Affordable	11/01/2025	10/31/2026
410	\$2,461.04	0.00	3	533	Affordable	08/01/2021	10/31/2027
411	\$2,683.15	350.00	4	750	Affordable	10/01/2025	09/30/2026
501	\$3,290.00	350.00	3	667	Free Market	05/15/2023	03/31/2027
502	\$2,996.70	0.00	3	565		New Lease	
503	\$3,400.00	0.00	3	647	Free Market	02/01/2023	05/31/2026
504	\$2,390.39	0.00	2	472		06/16/2025	06/30/2027
505	\$2,760.00	0.00	3	548		07/01/2021	08/31/2026
506	\$3,225.00	300.00	3	641	Free Market	07/01/2024	06/30/2026
507	\$3,925.00	0.00	4	804	Free Market	04/01/2025	04/30/2027
508	\$4,135.00	0.00	4	804	Free Market	02/15/2023	08/31/2026
509	\$2,402.67	0.00	3	528	Affordable	04/01/2022	03/31/2028
510	\$2,425.72	0.00	3	533	Affordable	05/01/2025	04/30/2026
511	\$2,700.00	0.00	4	750	Affordable	08/01/2022	07/31/2027
601	\$3,045.00	0.00	3	667	Free Market	10/25/2024	04/30/2027
602	\$2,939.06	0.00	3	565		10/15/2022	10/31/2026
603	\$3,265.00	0.00	3	641	Free Market	05/12/2023	11/30/2026
604	\$2,371.21	0.00	2	472		08/01/2025	07/31/2026
605	\$2,839.45	350.00	3	548		12/30/2021	12/31/2027
606	\$3,270.00	0.00	3	641	Free Market	03/01/2025	03/31/2027
607	\$3,900.00	0.00	4	804	Free Market	01/01/2025	03/31/2027
608	\$3,750.00	0.00	4	804	Free Market	12/01/2025	05/31/2027
609	\$2,839.22	0.00	3	528		10/23/2024	02/28/2027
610	\$2,847.52	350.00	3	533		06/21/2021	09/30/2026
611	\$2,707.00	0.00	4	750	Affordable	04/15/2022	04/30/2027
701	\$2,384.59	0.00	3	585	Affordable	06/15/2021	08/31/2026
702	\$3,100.00	0.00	3	510	Free Market	06/01/2021	09/30/2026
703	\$3,925.00	0.00	4	748	Free Market	05/27/2021	09/30/2026



Unit	Rent	Parking/Other Charges	Size	SF	Status	Lease From	LXP
704	\$2,286.48	0.00	3	468	Afforddable, HPS	07/01/2024	06/30/2025
705	\$3,025.00	0.00	3	641	Free Market	10/30/2024	04/30/2026
706	\$2,500.00	0.00	4	804		08/01/2021	07/31/2025
707	\$4,050.00	0.00	4	804	Free Market	01/20/2025	05/31/2026
708	\$3,012.04	0.00	3	520		10/21/2024	02/29/2028
709	\$2,900.00	0.00	3	541		09/27/2021	12/31/2026
710	\$2,804.25	0.00	4	750	Affordable	05/05/2021	07/31/2027
801	\$2,384.00	0.00	3	585	Affordable	07/01/2025	06/30/2026
802	\$2,886.32	0.00	3	510		03/01/2023	03/30/2027
803	\$3,800.00	0.00	4	748	Free Market	11/01/2024	11/30/2026
804	\$2,778.10	0.00	3	468		07/27/2025	07/31/2026
805	\$3,325.00	0.00	3	641	Free Market	03/15/2025	04/30/2027
806	\$4,200.00	0.00	4	804	Free Market	10/10/2025	04/30/2027
807	\$4,000.00	0.00	4	804	Free Market	07/01/2024	06/30/2026
808	\$2,976.70	0.00	3	520		New Lease	
809	\$2,955.78	0.00	3	541		10/31/2024	02/28/2027
810	\$2,592.90	0.00	4	750	Affordable	10/15/2023	10/30/2026
Total Monthly Income	\$279,863.29	\$4,565.00	302	59,087			
Total Annual Income	\$3,358,359.48	\$54,780.00					

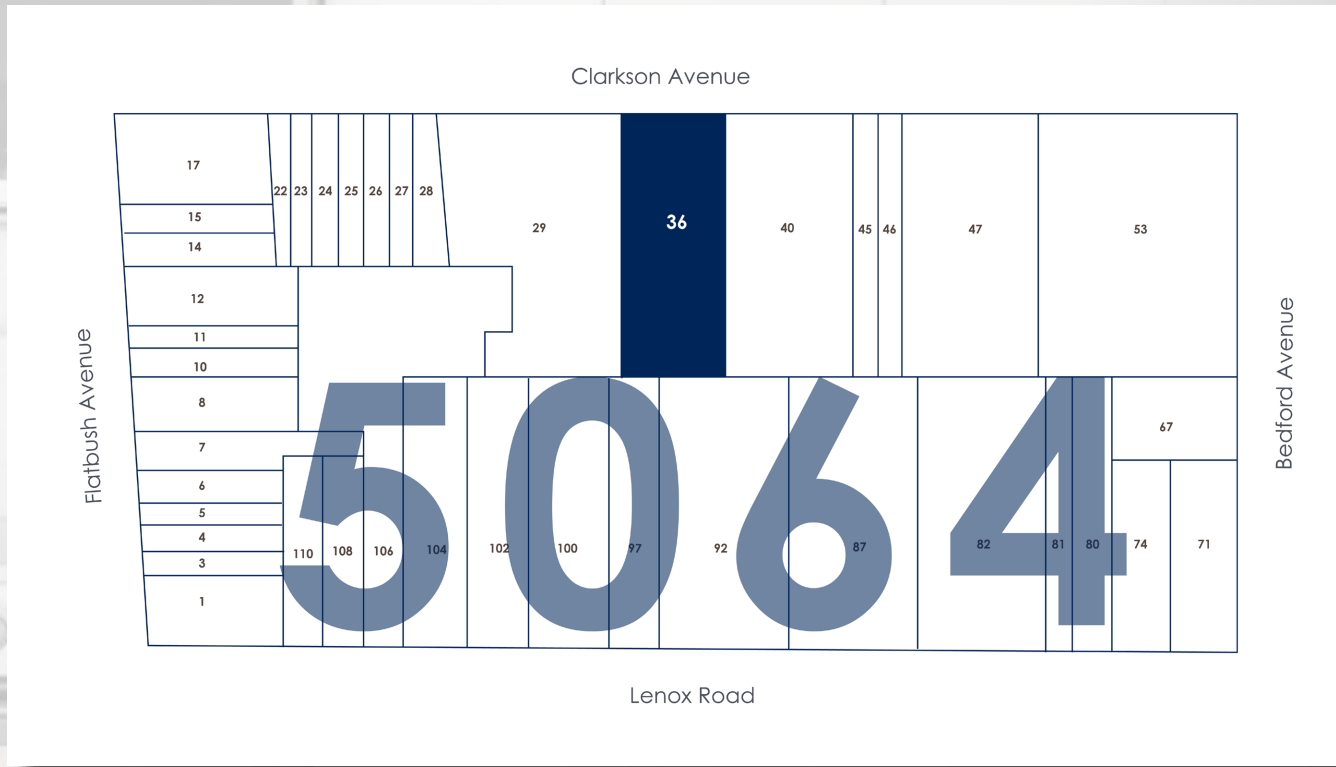


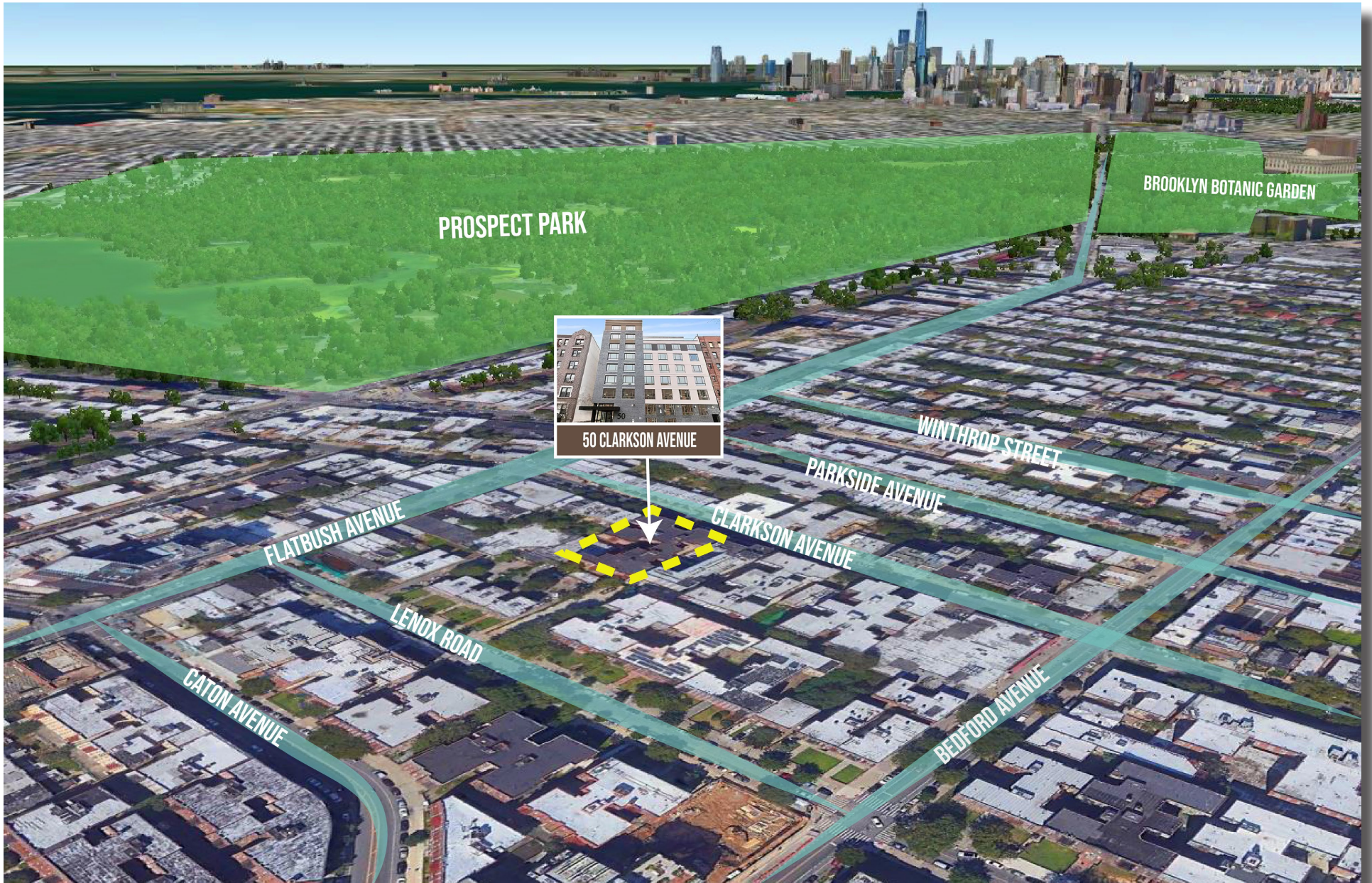
Building Amenities

- Two Passenger Elevators**
- Common Courtyard**
- High Capacity Laundry Room**
- On-site Indoor Parking Garage**
- Bike Storage**
- 24 Hour Package Room**
- 24 Hour Live in Superintendent**
- Fitness Center**
- Co-Working Lounge**
- Media Lounge**
- Party Room**
- Billiard Room**

Apartment Amenities

- High-End Finishes**
- Washer / Dryer in Each Residence**
- Select Residences with Private Outdoor Space**















MARKET OVERVIEW

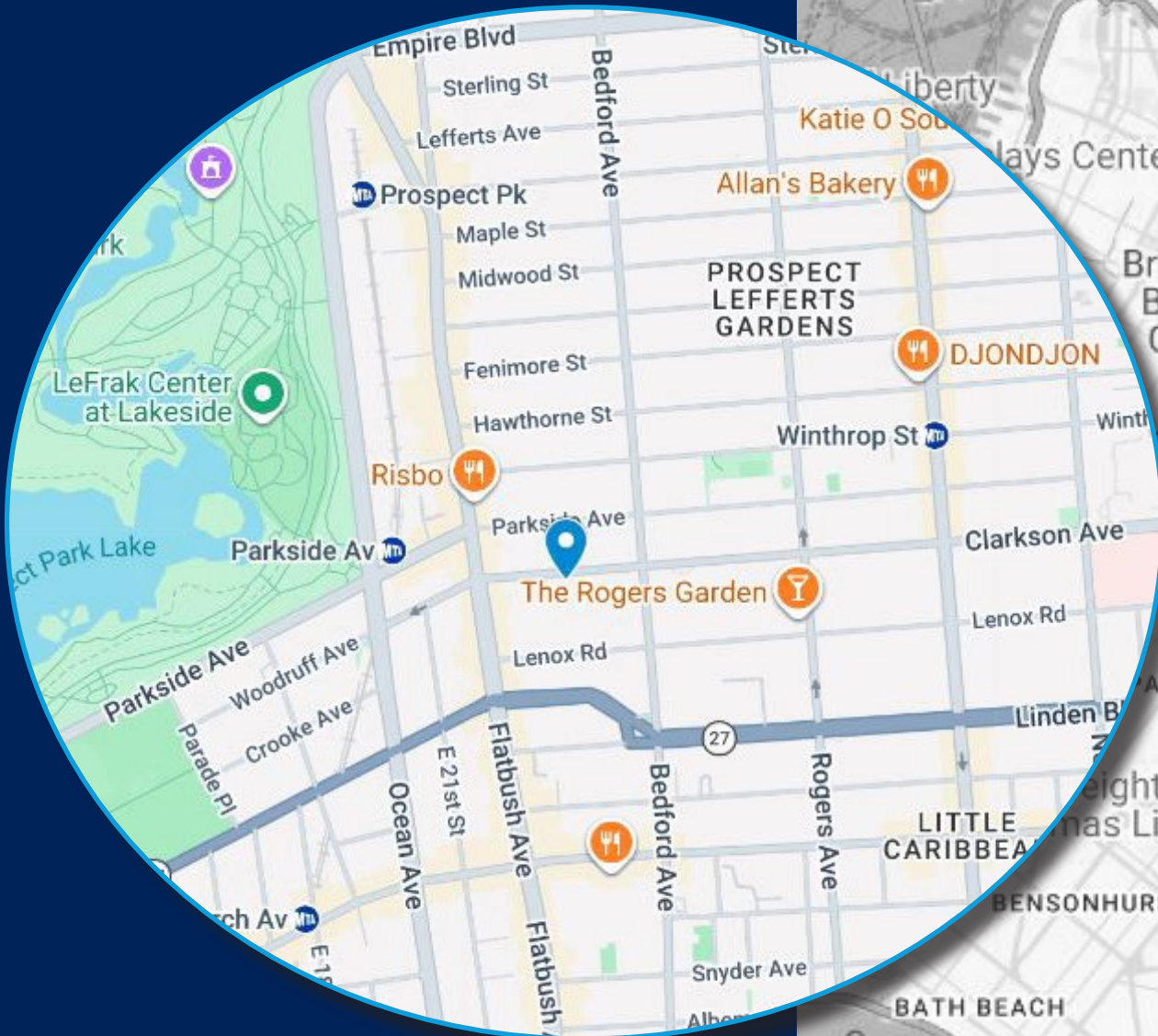
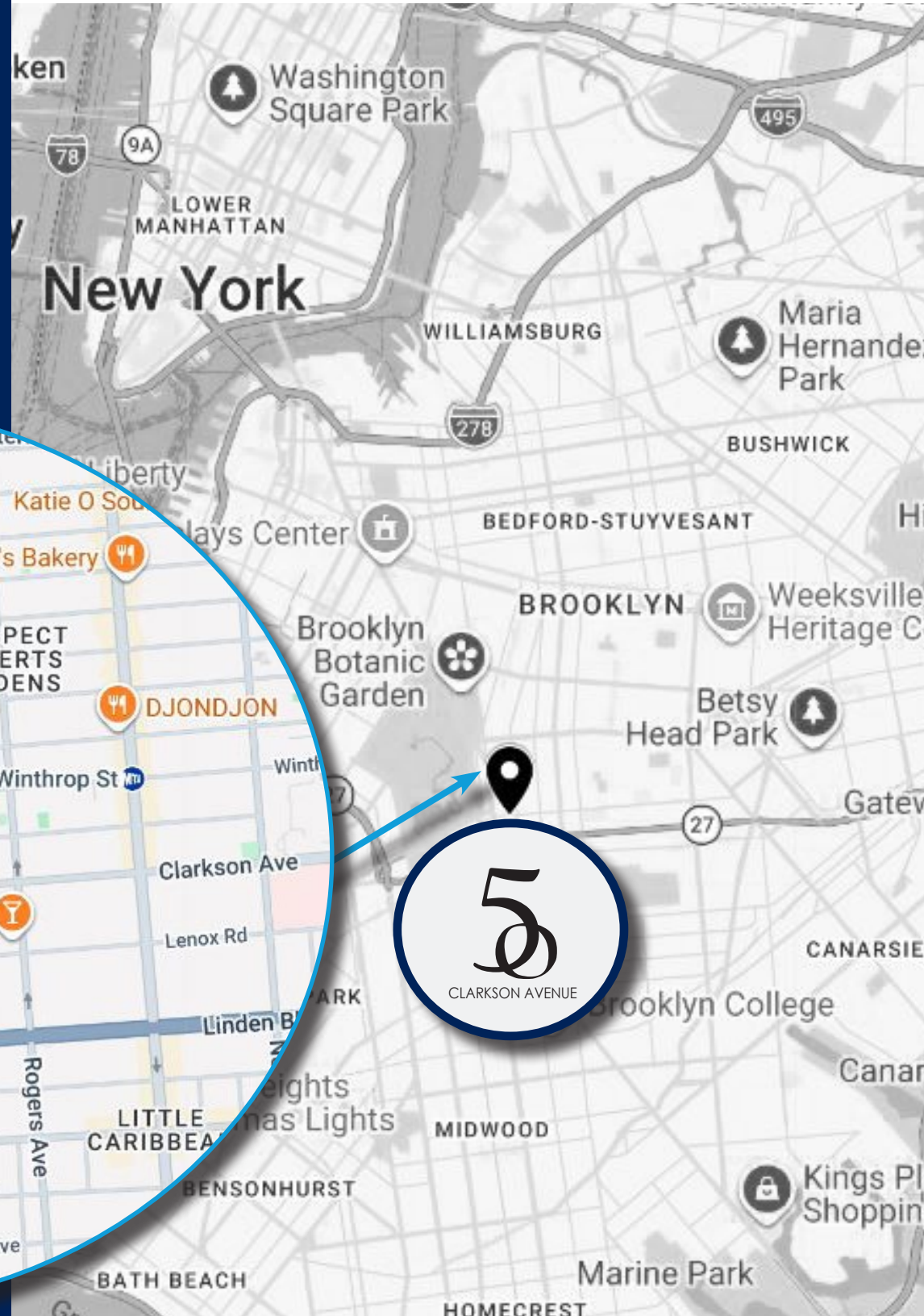
FLATBUSH is one of Brooklyn's most densely populated and transit-rich neighborhoods, anchored by the bustling Flatbush Avenue corridor and served by the 2, 5, B, and Q subway lines, placing residents within 25 to 35 minutes of Downtown Brooklyn and Midtown Manhattan. The neighborhood's diverse housing stock of pre-war rowhouses and multifamily buildings supports a renter-occupied population exceeding 80%, with vacancy rates that remain structurally low due to limited new supply and consistent organic demand.

Major institutional anchors — including Kings County Hospital, SUNY Downstate Medical Center, and Brooklyn College — generate reliable rental demand from medical professionals, students, and staff year-round.

Relative affordability compared to adjacent Prospect Park South and Park Slope, combined with below-market rents and meaningful upside potential, has made Flatbush one of Brooklyn's most compelling submarkets for value-oriented multifamily investors.



50 CLARKSON AVENUE — 93-UNIT
MULTIFAMILY ASSET IN THE HEART OF FLATBUSH,
BROOKLYN.



50
CLARKSON AVENUE



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