

330 EAST 22ND STREET

FLATBUSH, BROOKLYN



INQUIRE FOR
PRICING





INVESTMENT HIGHLIGHTS

STABLE CASH FLOWING ASSET

FULLY OCCUPIED & CASH FLOWING 27-UNIT
MULTIFAMILY ASSET

WELL MAINTAINED ASSET

MINIMAL DEFERRED MAINTENANCE & NOT SUBJECT
TO LOCAL LAW 33 ENERGY REQUIREMENTS

PRIME LOCATION IN BROOKLYN

HALF A MILE TO NEWKIRK PLAZA (B & Q TRAINS) &
NEWKIRK AVE-LITTLE HAITI (2 & 5 TRAINS)

STRONG BUILDING INFRASTRUCTURE

EQUIPPED WITH A GAS BOILER FOR HEATING,
BRAND NEW HOT WATER TANKS AND INDIVIDUAL
ELECTRIC METERS

PROPERTY OVERVIEW

Address	330 East 22 nd Street
Neighborhood	Flatbush
Block & Lot	5165 / 30
Lot Size	60' x 100'
Lot Frontage	60'
Total Above Grade Square Feet	19,200
Floors	4
Units	27
Zoning	R6A
Configuration	Twenty-Seven (27) Residential Units
Year Built	1926
Taxes ('25/'26)	\$81,763



27

RESIDENTIAL UNITS

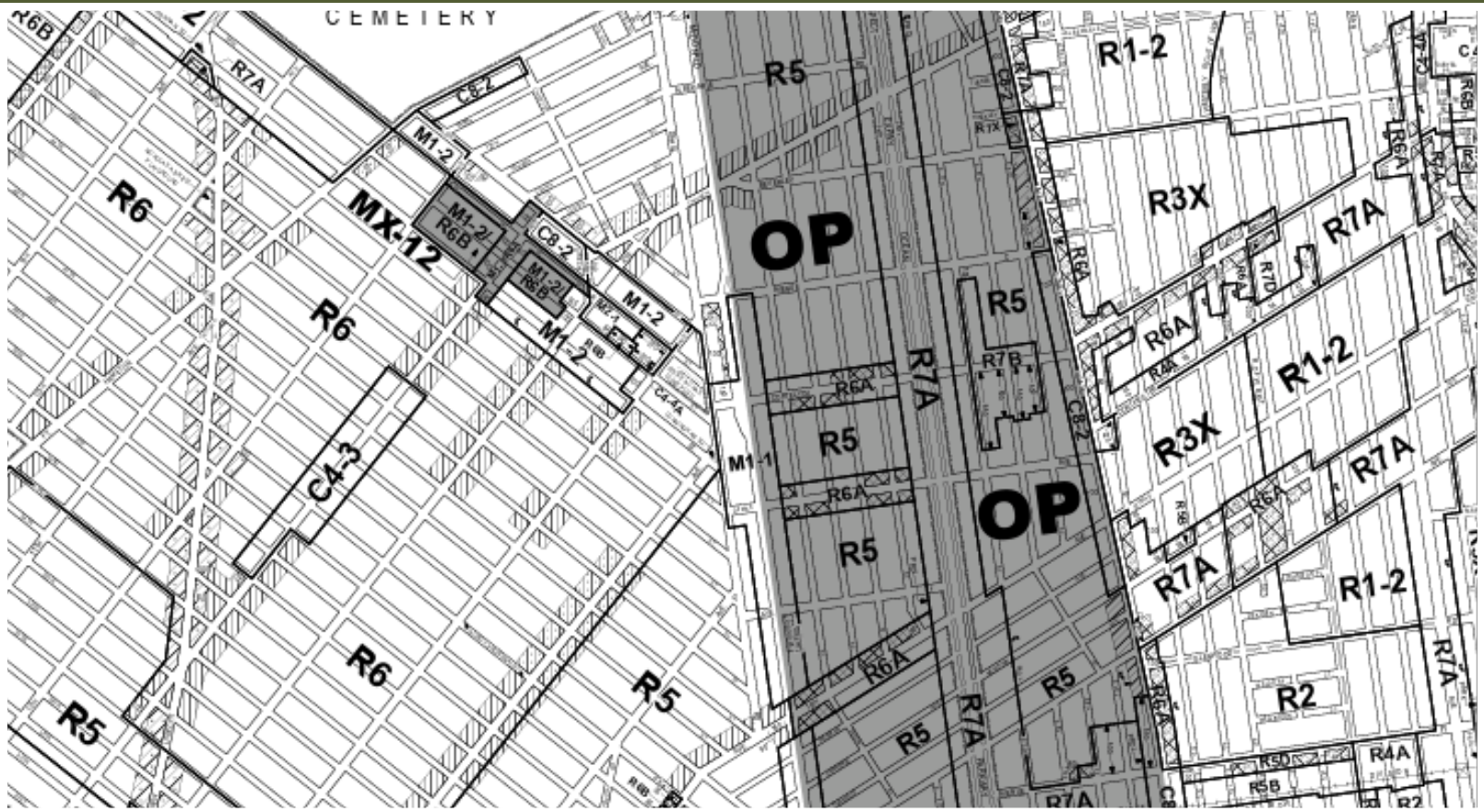
TAX INFORMATION

330 East 22nd Street		Flatbush - Brooklyn
Assessment (26)		\$662,760
Tax Rate		12.439%
Tax Class		2
Property Taxes (26)		\$80,638



ZONING INFORMATION

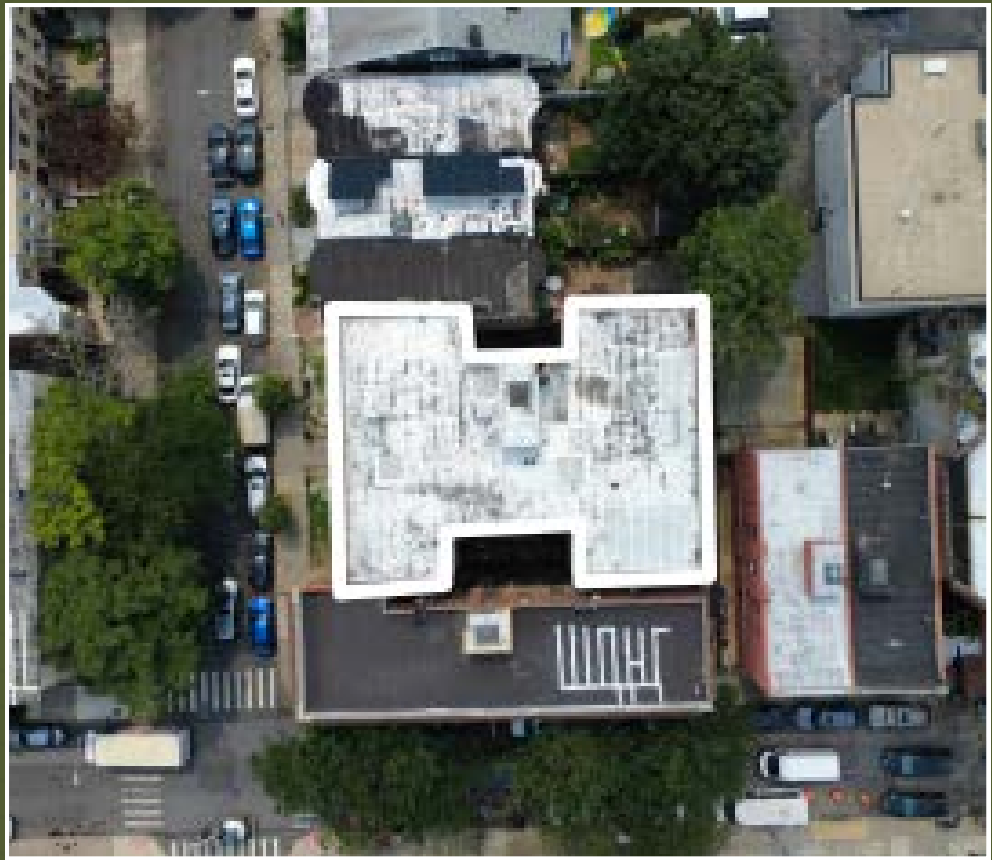
Address		
Zoning		R6A
Floor Area Ratio (UAP/Qualifying Sites)		3.9
Buildable SF (As-Of-Right)		23,400
Floor Area Ratio (As-Of-Right)		3.0
Buildable SF (As-Of-Right)	18,000 SF (approx.)	
Floor Area Ratio (Community Facility)		3.0
Buildable SF (Community Facility)	18,000 SF (approx.)	
Available Air Rights	4,200 SF (approx.)	



UNIT MIX SUMMARY

STUDIO	6
ONE BEDROOM	17
TWO BEDROOM	4

330 East
22nd Street



RENTAL FLOOR

Unit	Layout	LXP	Legal Rent	In-Place Rent	Annual Rent
1A	2BD / 1BA	May 2026	\$2,289	\$2,289	\$27,471
1B	2BD / 1BA	Mar 2027	\$1,887	\$1,887	\$22,646
1C	1BD / 1BA	Apr 2027	\$1,895	\$1,895	\$22,734
1D	1BD / 1BA	May 2027	\$1,457	\$1,457	\$17,481
1E	1BD / 1BA	Apr 2026	\$1,023	\$992	\$11,901
1F	1BD / 1BA	Apr 2026	\$1,574	\$1,540	\$18,481
2A	1BD / 1BA	Mar 2027	\$1,579	\$1,579	\$18,945
2B	1BD / 1BA	Nov 2026	\$1,074	\$1,074	\$12,882
2C	1BD / 1BA	Dec 2026	\$2,321	\$1,879	\$22,545
2D	1BD / 1BA	Mar 2027	\$2,000	\$2,000	\$24,000
2E	1BD / 1BA	Apr 2028	\$1,074	\$1,045	\$12,536
2F	1BD / 1BA	May 2026	\$2,360	\$2,007	\$24,082
2G	2BD / 1BA	Apr 2027	\$1,399	\$1,399	\$16,790
3A	1BD / 1BA	Dec 2026	\$1,986	\$1,986	\$23,828
3B	1BD / 1BA	May 2026	\$1,393	\$1,393	\$16,715
3C	1BD / 1BA	May 2027	\$2,170	\$2,090	\$25,082
3D	1BD / 1BA	Sep 2027	\$1,335	\$1,335	\$16,014
3E	2BD / 1BA	Dec 2027	\$1,466	\$1,466	\$17,591
3F	2BD / 1BA	May 2026	\$2,700	\$2,017	\$24,209
3G	1BD / 1BA	May 2027	\$1,825	\$1,825	\$21,900
4A	1BD / 1BA	Sep 2027	\$2,000	\$2,000	\$24,000
4B	1BD / 1BA	Oct 2019	\$800	\$800	\$9,599
4C	1BD / 1BA	Feb 2027	\$2,000	\$2,000	\$24,000
4D	1BD / 1BA	Jan 2027	\$1,777	\$1,700	\$20,394
4E	1BD / 1BA	Sep 2027	\$968	\$968	\$11,614
4F	1BD / 1BA	Jul 2027	\$1,039	\$1,039	\$12,464
4G	1BD / 1BA	Oct 2027	\$2,687	\$2,095	\$25,137

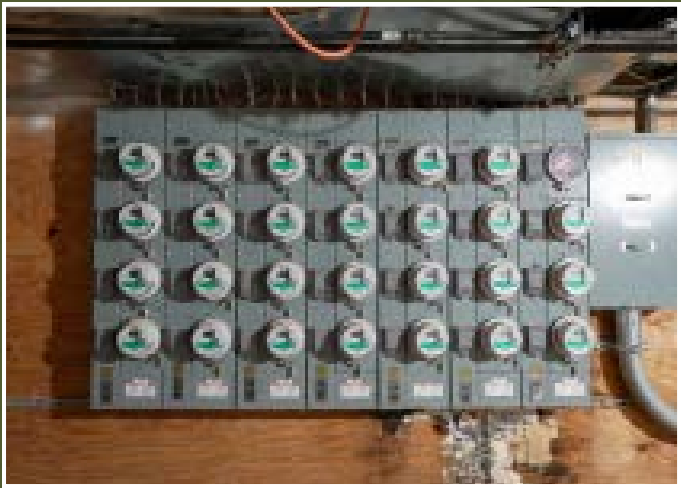


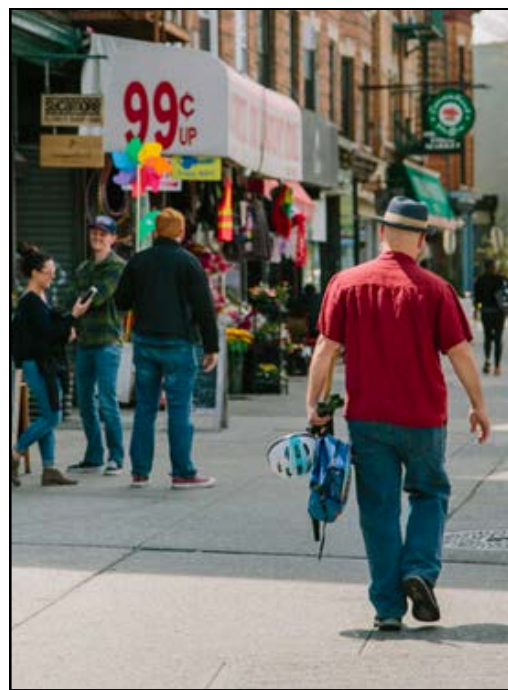
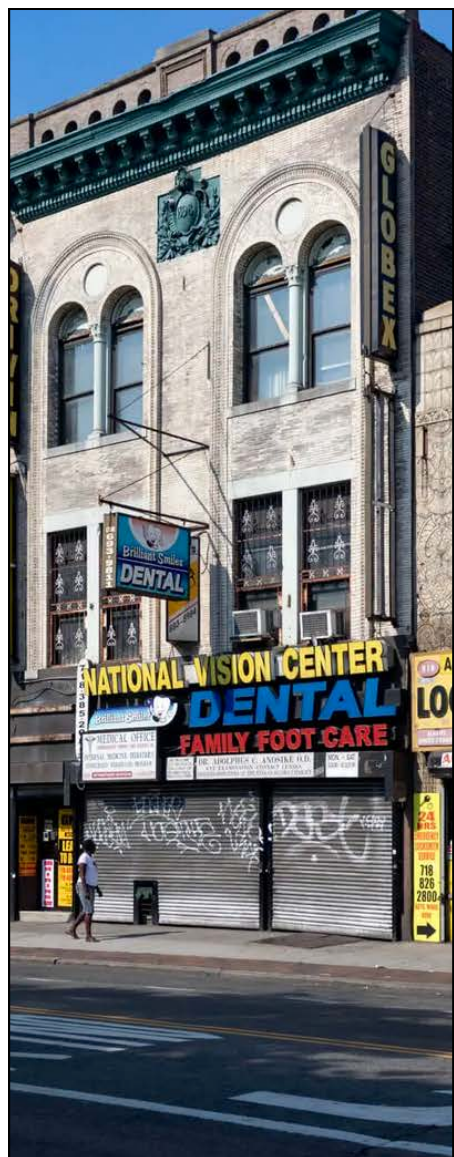
EXPENSE OVERVIEW

Item	\$/SF	%/EGI	Total
Property Taxes	\$4.20	15.98%	\$80,638
Cleaning & Super	\$0.84	3.21%	\$16,193
Repairs & Maintenance	\$0.82	3.13%	\$15,774
Gas	\$1.19	4.51%	\$22,754
Water & Sewer	\$1.81	6.88%	\$34,697
Electric	\$0.32	1.20%	\$6,073
Insurance	\$1.69	6.44%	\$32,500
Property Management	\$0.79	3.00%	\$15,137
Total Operating Expenses	\$11.65	44.35%	\$223,766

INVESTMENT SUMMARY

Gross Income	\$525,043
(Vacancy & Credit Loss)	3.00%
Effective Gross Income	\$509,291
Net Operating Income	\$284,400





A NEIGHBORHOOD IN BROOKLYN THAT BLENDS HISTORIC CHARM WITH MODERN LIVING

Flatbush has emerged as one of Brooklyn's most dynamic and culturally rich rental markets, blending historic architecture with a wave of new investment and development. Centered around bustling commercial corridors like Flatbush Avenue and Church Avenue, the neighborhood offers a diverse mix of pre-war buildings, renovated apartments, and new rental projects catering to a growing pool of tenants. Over the past year, rents have increased by roughly 10%–15%, driven by strong demand from young professionals, families, and students seeking value and accessibility. With close proximity to Prospect Park, multiple subway lines, and a thriving local food and arts scene, Flatbush continues to attract renters priced out of nearby neighborhoods like Park Slope and Crown Heights. As redevelopment accelerates and retail corridors mature, Flatbush is solidifying its position as one of Brooklyn's most promising residential submarkets.

\$81,084

AVERAGE HHI IN
FLATBUSH

37 Yrs.

MEDIAN AGE IN
FLATBUSH

4.7%

YEAR-OVER-YEAR
RENT GROWTH IN 2024

100,022

TOTAL POPULATION
IN FLATBUSH



THE NEIGHBORHOOD

Flatbush is one of Brooklyn's most vibrant and culturally rich neighborhoods, combining historic architecture with a lively, modern energy. Known for its tree-lined streets, charming pre-war buildings, and a diverse community, Flatbush offers a unique blend of urban convenience and residential appeal.

Located along Flatbush Avenue, this area is surrounded by an array of local amenities — from cozy cafés and family-owned restaurants to boutique shops and bustling markets. The neighborhood features popular destinations such as the Flatbush Caton Market, Kings Theatre, and nearby Prospect Park, providing residents with entertainment, recreation, and cultural experiences.

With easy access to multiple subway lines — including the 2, 5, B, Q, and S trains — Flatbush offers seamless connectivity to Manhattan, Downtown Brooklyn, and other parts of Brooklyn, making it an ideal location for commuters and families alike. The neighborhood's dynamic streets, diverse dining scene, and strong sense of community create a lively and welcoming environment for residents.



LEGAL NOTICE



CONFIDENTIALITY & DISCLAIMER

The information in this marketing brochure is proprietary and strictly confidential. It is intended solely for the recipient and may not be shared with any other individual or entity without prior written consent from Bridge Advisory. This brochure is designed to provide a general overview of the property and is intended only to gauge preliminary interest. It does not replace a comprehensive due diligence process.

Bridge Advisory makes no representations or warranties regarding the property's income, expenses, projected financial performance, square footage, environmental conditions, regulatory compliance, physical condition, or the financial status or business plans of any tenant. All information provided is sourced from what is believed to be reliable data, but it has not been independently verified. Prospective buyers are responsible for conducting their own due diligence to confirm all details.

Bridge Advisory is a service mark of Bridge Advisory Real Estate Investment Services, Inc. © 2025 Bridge Advisory. All rights reserved.

BROKER PRICE OPINION NOTICE

This document represents a Broker Price Opinion or Comparative Market Analysis and should not be interpreted as a formal appraisal. Any references to square footage, property age, or other characteristics are approximate and should be independently verified by potential buyers. Buyers assume full responsibility for verifying all details.

SPECIAL NOTICE REGARDING MARKET CONDITIONS

Given ongoing market fluctuations, including those caused by COVID-19, all potential buyers are strongly encouraged to conduct thorough due diligence and consult qualified professionals as needed. Bridge Advisory does not conduct due diligence on behalf of any party and does not provide legal, tax, regulatory, financial, or engineering advice. Any financial projections or pro forma statements included are for informational purposes only and should not be considered guarantees of future performance. Buyers should rely solely on their independent analysis and judgment.

NEW YORK FAIR HOUSING NOTICE

Fair Housing Notice

NON-AFFILIATION DISCLOSURE

Bridge Advisory is not affiliated with, endorsed by, or sponsored by any tenant or business mentioned in this marketing brochure. Any company names or logos featured are for informational purposes only and do not imply any partnership or endorsement. They are included solely to provide tenant lease information to prospective buyers.

CONTACT INFORMATION

To schedule a tour of the property, please contact Josh Malekan. For further details, reach out to Bridge Advisory.

330 East 22nd Street

INVESTMENT SALES

ERIC DELAFRAZ

MANAGING DIRECTOR

516-477-5951

eric@bridgenyre.com



BRIDGE

330 East

22nd

Street