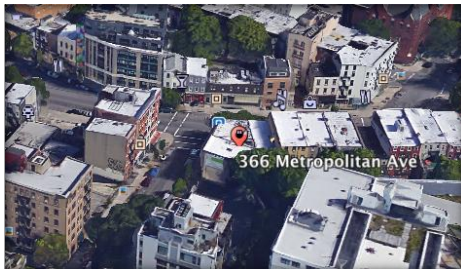
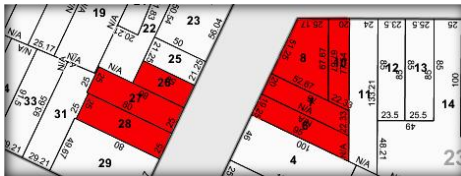


MNS Investment Sales

P R E S E N T S



WILLIAMSBURG
 8 Lot Development Site
Ownership Accepting Offer
 Plus 3% Buyers commission



▪ ADDRESS :	366 Metropolitan Avenue 85-93 & 88-92 Havemeyer St. Brooklyn, NY 11211
▪ BLOCK & LOT:	2369 – 10, 8, 7, 6, 4 2368 – 26, 27, 28
▪ ZONING:	M1-2/R6A/MX-8
▪ FAR W/ IHP BONUS:	3.6
▪ FAR W/O IHP BONUS:	2.7
▪ LOT AREAS (SF)	
• 366 Metropolitan Avenue:	1,550
• 85 Havemeyer Street:	2,201
• 87 Havemeyer Street:	1,600
• 89 Havemeyer Street:	1,636
• 91-93 Havemeyer Street:	4,600
• 88 Havemeyer Street:	1,113
• 90 Havemeyer Street:	2,000
• 92 Havemeyer Street:	1,960
▪ COMBINED ASSEMBLAGE SF:	16,660
▪ BUILDABLE SF W/ BONUS:	59,976
▪ BUILDABLE SF W/O BONUS:	44,982

Property Information:



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P R E S E N T S

- The subject property is an 8 lot development site located in the Williamsburg section of Brooklyn. The assemblage is eligible for NYC's Inclusionary Housing Program (IHP), giving the owner the option to take advantage of a substantial boost in the buildable square footage. The property is also just 4 blocks away from both the L & G trains and is within walking distance to McCarren Park.
- Development opportunities in Williamsburg are a rare site and this assemblage is no exception. New developments in the area are averaging over \$60 P/SF for rentals, over \$1,100 P/SF for condos and those numbers will only continue to rise.
- The assemblage begins on the corner of Metropolitan Avenue, a strong retail corridor. The property is immediately surrounded by tenants such as Williamsburg Cinemas, RePop, Capital One, Fette Sau and Momofuko. Additionally, Williamsburg is continuously attracting big names in retail; Paul Smith, Diesel, J-Crew, Urban Outfitters, Starbucks and Whole Foods have all either opened their doors or are scheduled to. As a result retail pricing in the neighborhood has begun to skyrocket and a new development built on this site could lease out the retail spaces for over \$100 P/SF.
- This is a prominent asset, located in a booming neighborhood with immense upside.

Property Highlights:



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BUILDINGS AND LOTS SUMMARY

[366 Metropolitan Ave](#) - It's a building which will be delivered vacant.

Lot Area: 1,550 sq ft (20' x 77.5')

Total Buildable - 4650 sq.ft

[85 Havemeyer Street](#) - It's a building which will be delivered vacant.

Lot Area: 2,201 sq ft (51.25' x 52')

Total Buildable - 6603 sq.ft

[87 Havemeyer Street - An Empty Lot](#)

Lot Area: 1,600 sq ft (20' x 75')

Total Buildable - 4800 sq.ft

[89 Havemeyer Street - An Empty Lot](#)

Lot Area: 1,636 sq ft (19.25' x 95')

Total Buildable - 4908 sq.ft

[91 Havemeyer Street - An Empty Lot](#)

Lot Area: 4,600 sq ft (46' x 100')

Total Buildable - 13,800 sq.ft

[88 Havemeyer Street - An Empty Lot](#)

Lot Area: 1,113 sq ft (22.25' x 50')

Total Buildable - 3339 sq.ft

[90 Havemeyer Street - An Empty Lot](#)

Lot Area: 2000 sq ft (25.83' x 80')

Total Buildable - 6000 sq.ft

[92 Havemeyer Street - An Empty Lot](#)

Lot Area: 1,960 sq ft (25' x 78.42')

Total Buildable - 5880 sq.ft



Total Sq.Ft for all 8 Lots - 44,982 sq.ft

Buildable SF With Bonus - 59,976

Total Acquisition cost - \$22,000,000

The properties that are market in red arrows can be added as well:

370 Metropolitan - Mixed Use building

Lot Area: 3,196 sq ft (24' x 133.17')

Total Buildable - 9588 sq.ft

Could be delivered vacant for around 6M

374 Metropolitan - Mixed Use building

Lot Area: 1,998 sq ft (23.5' x 85')

Total Buildable - 5994 sq.ft

Could be delivered vacant for around 4.5M

382 Metropolitan - Commercial Building

Lot Area: 10,300 sq ft (25' x 151.08')

Total Buildable - 30,900 sq.ft

Could be delivered vacant for around 14M

Total buildable of above 3 Lots - 46,482

Total development sq.ft for all 11 Lots - 91,464 (without the Bonus)

Total Acquisition cost (Total 11 Lots) - \$46,500,000 (91,464 buildable sq.ft)

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P R E S E N T S

Current & Pending Neighborhood Projects



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REAL IMPACT REAL ESTATE

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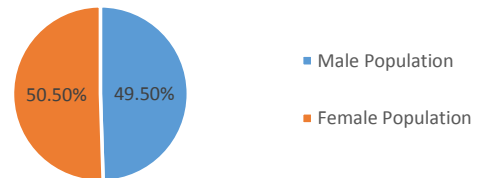
MNS Investment Sales

P R E S E N T S

Race Composition	Age Composition	Family Composition	Household Composition	Median Income
Asian: 10%	0-18: 12%	Single Parents: 15%	Family: 34%	142% of Boro Median Income
Black: 14%	18-34: 44%	Couples w/Children: 9%	Shared Non-Family: 19%	
Hispanic: 16%	35-64: 36%	Couple wo/Children: 76%	One Person: 47%	
White 59%	65+: 8%			
Other 1%				

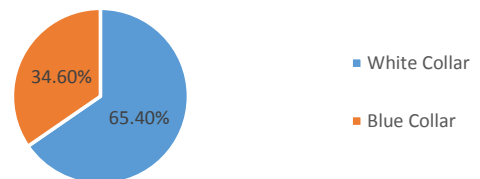
Williamsburg Population Demographics

Total Population	62,239
Male Population	30,803
Female Population	31,436
Percent Change Since 2000	2.7 %
Percent Change Since 2010	2.2 %
Median Age	29.11



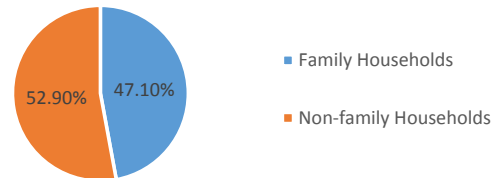
Occupational employment in Williamsburg

White Collar	11,075
Blue Collar	5,861



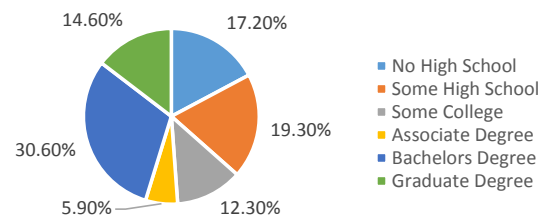
Number of Households in Williamsburg

Total Households	23,911
Family Households	11,251
Non-family Households	12,660
Households With Children	6,096
Households Without Children	17,815
Average People Per Household	2.58



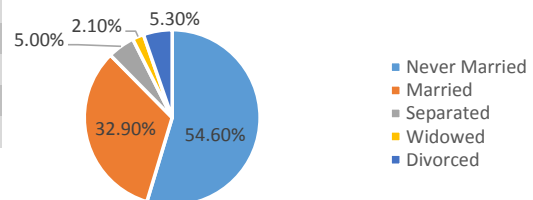
Williamsburg Education Statistics

No High School	5,504
Some High School	6,188
Some College	3,947
Associate Degree	1,902
Bachelors Degree	9,790
Graduate Degree	4,684



Marital Status in Williamsburg

Never Married	20,161
Married	12,146
Separated	1,855
Widowed	788
Divorced	1,947



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