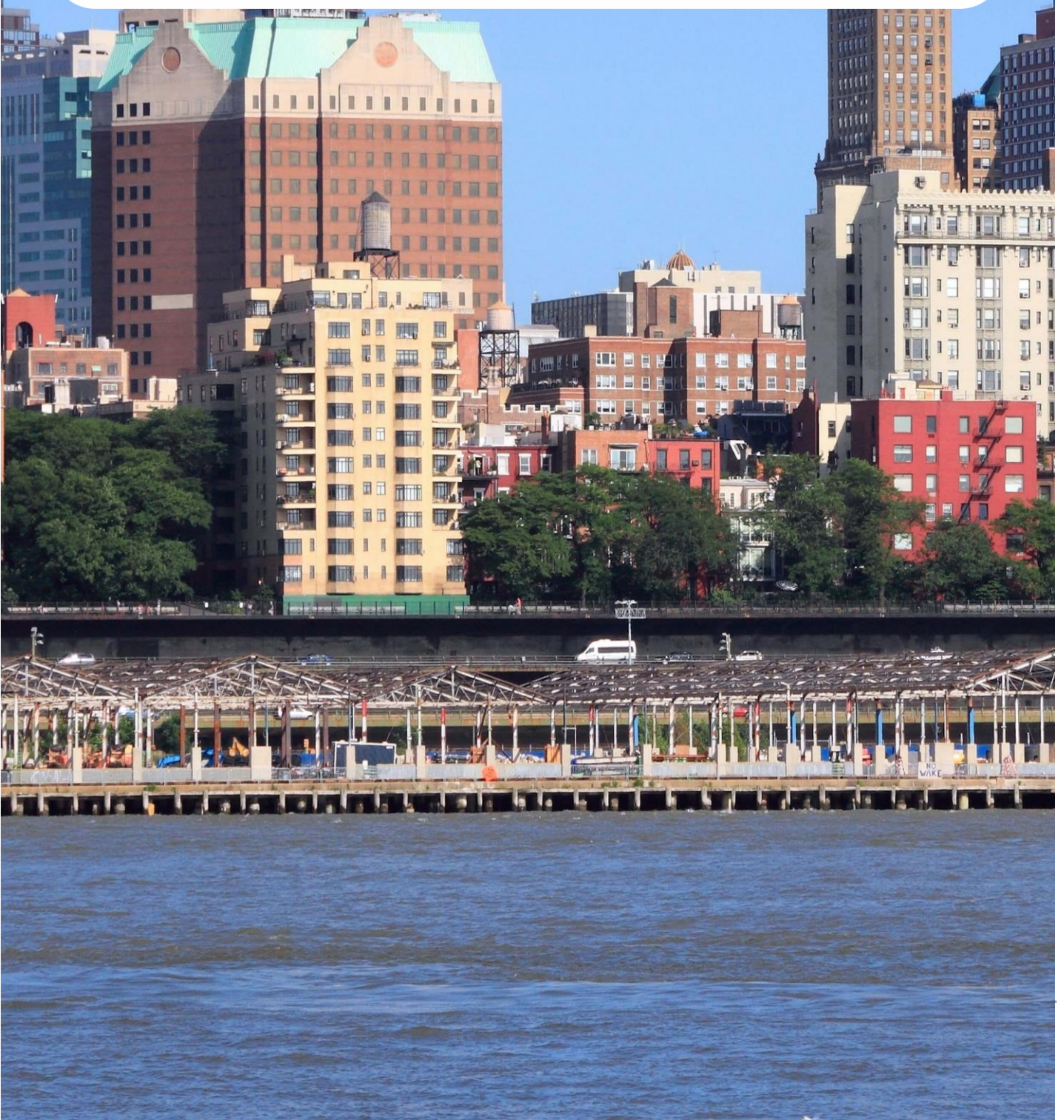


The RATNER Team Market Reports

CITY LINE

A quarterly analysis of multifamily sales
in City Line, Brooklyn

2nd Quarter 2016



o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

City Line, Brooklyn

SUMMARY

SALES VOLUME

\$1.8M

-76% YoY

NO. OF TRANSACTIONS

3

-73% YoY

AVERAGE PRICE/UNIT

\$183K

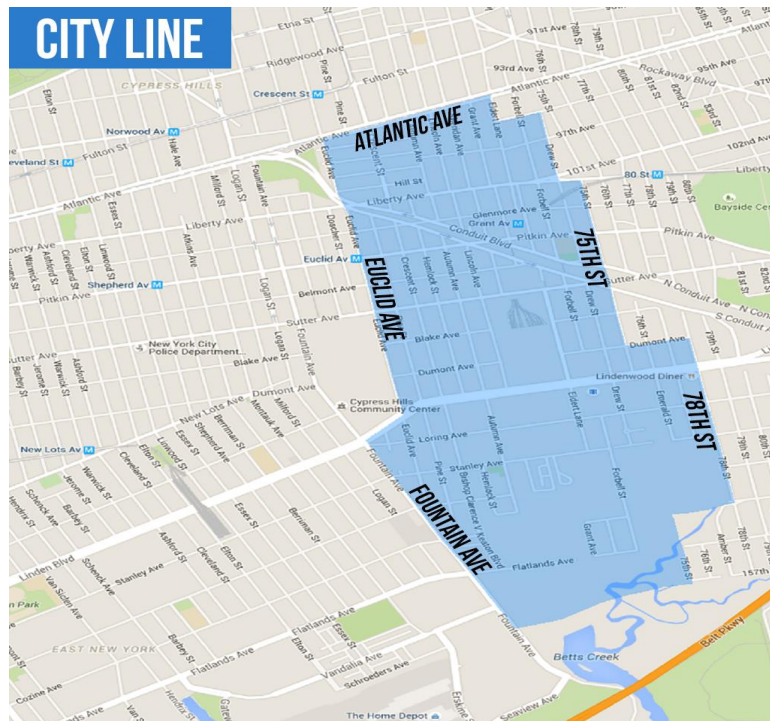
7% YoY

AVERAGE PRICE/SQ.FT.

\$203

2% YoY

NEIGHBORHOOD BOUNDARIES



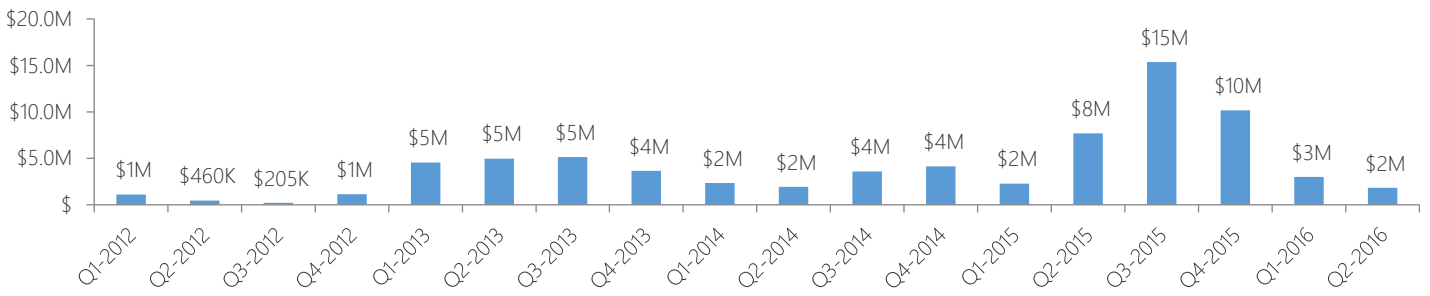
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

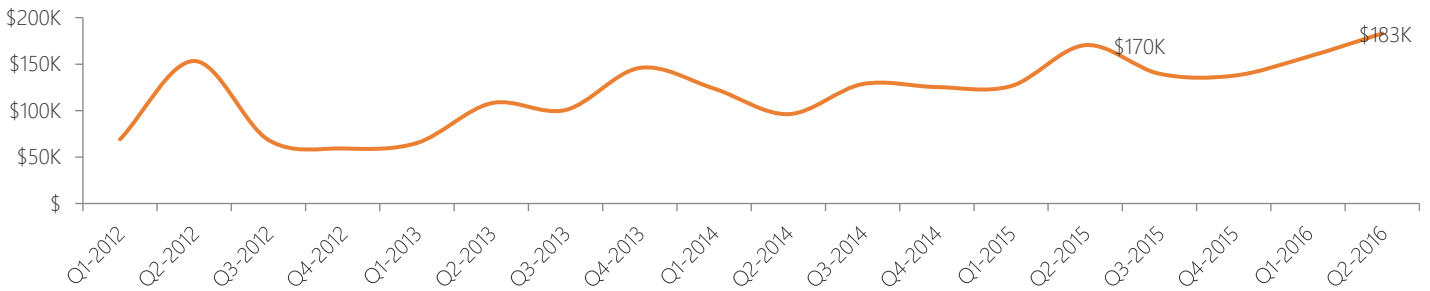
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

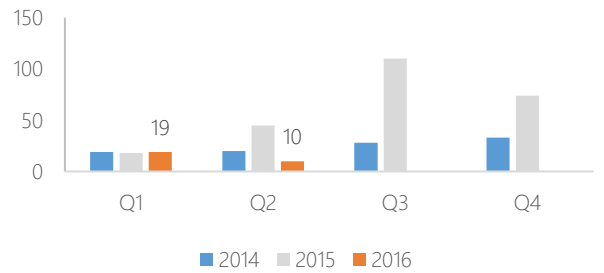


Average Sale Price per Unit



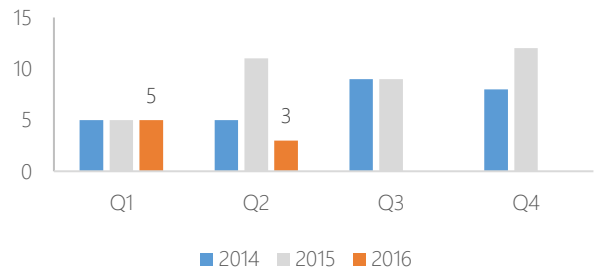
Number of Units Sold

Quarter	2014	2015	2016
Q1	19	18	19
Q2	20	45	10
Q3	28	110	
Q4	33	74	



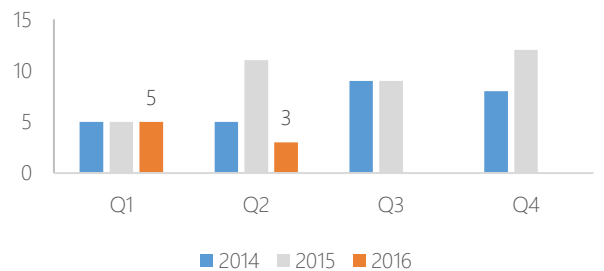
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	5	5	5
Q2	5	11	3
Q3	9	9	
Q4	8	12	



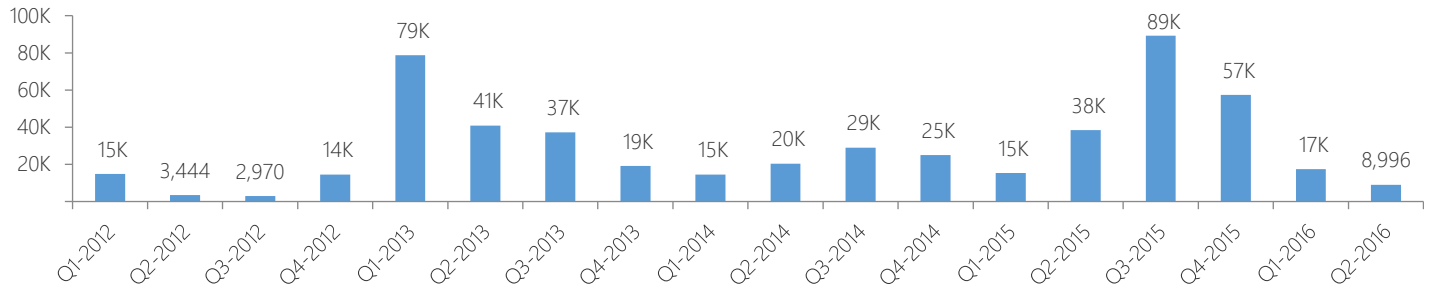
Number of Transactions

Quarter	2014	2015	2016
Q1	5	5	5
Q2	5	11	3
Q3	9	9	
Q4	8	12	

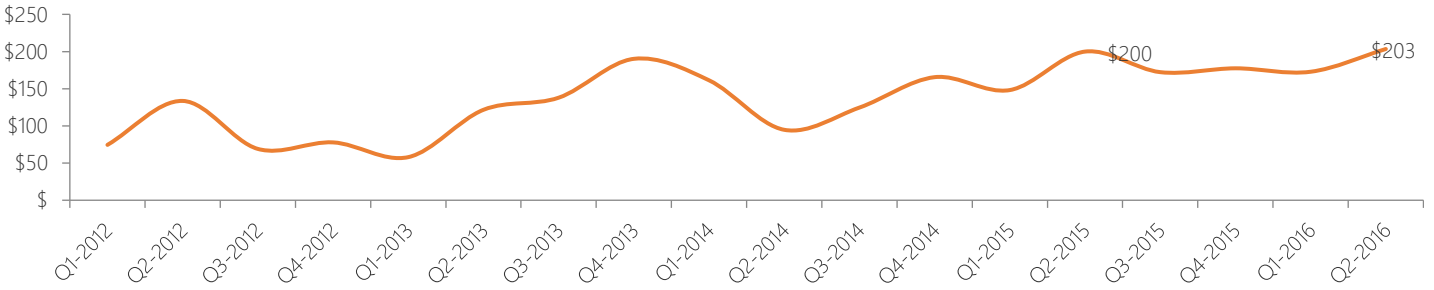


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

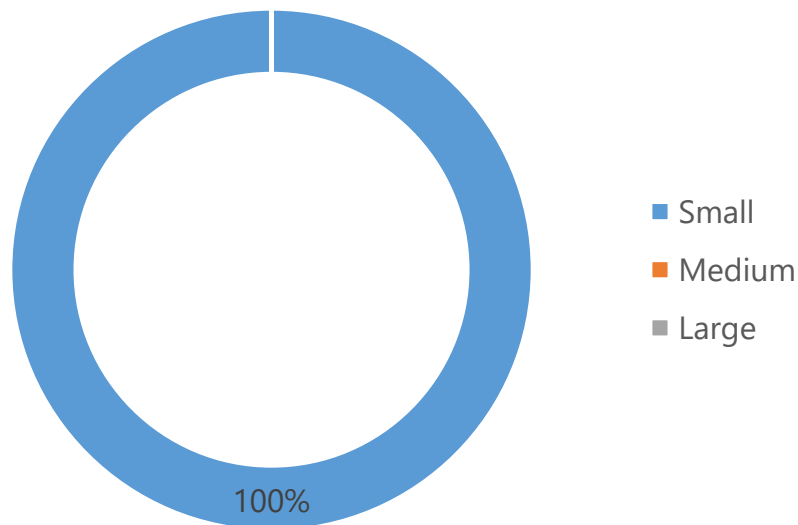


MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$183,000	3%	\$203	1%	\$1,830,000	3	3	10
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
129 Sheridan Ave	4-Apr-16	\$655,000	Small multifamily	4	3,116	\$210	No
607 Emerald St	7-Jun-16	\$590,000	Small multifamily	3	2,940	\$201	No
621 Emerald St	19-Apr-16	\$585,000	Small multifamily	3	2,940	\$199	No