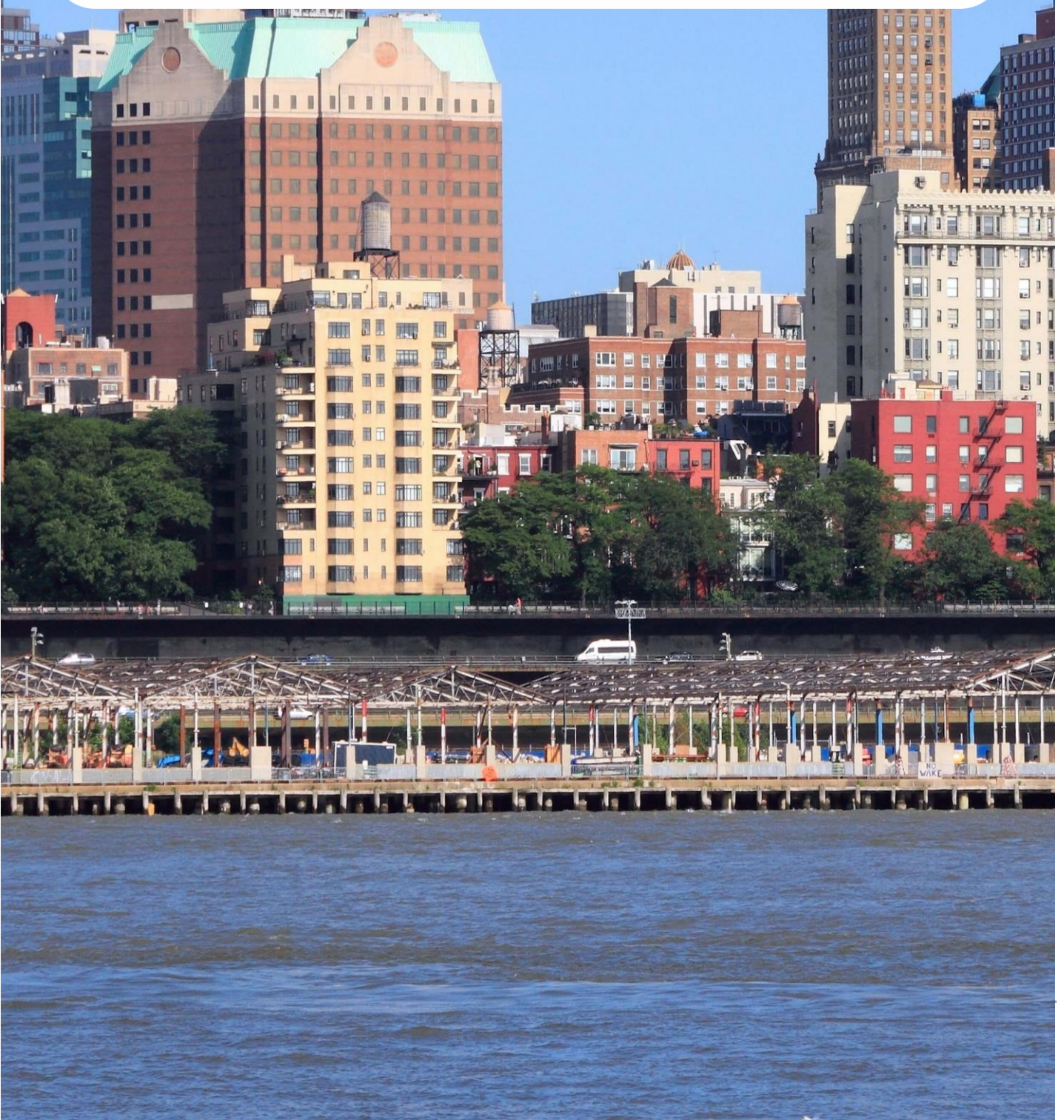


FORT HAMILTON

A quarterly analysis of multifamily sales
in Fort Hamilton, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Fort Hamilton, Brooklyn

SUMMARY

SALES VOLUME

\$16.2M

285% YoY

NO. OF TRANSACTIONS

8

300% YoY

AVERAGE PRICE/UNIT

\$279K

53% YoY

AVERAGE PRICE/SQ.FT.

\$332

59% YoY

NEIGHBORHOOD BOUNDARIES



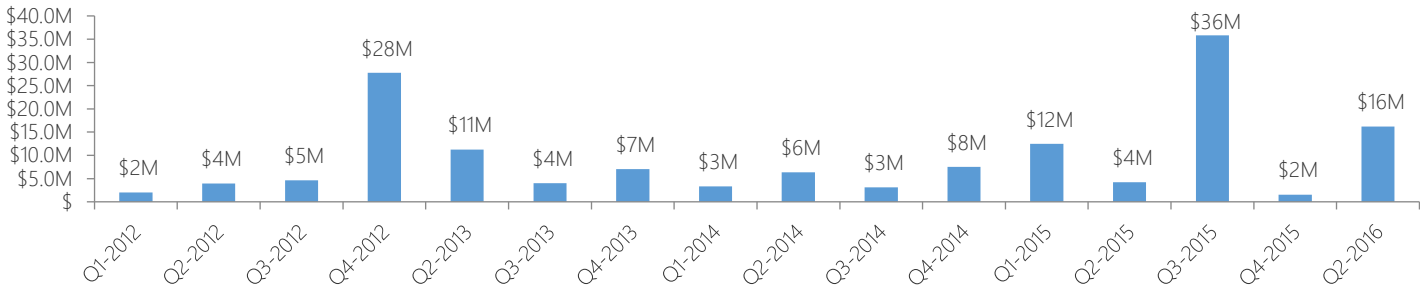
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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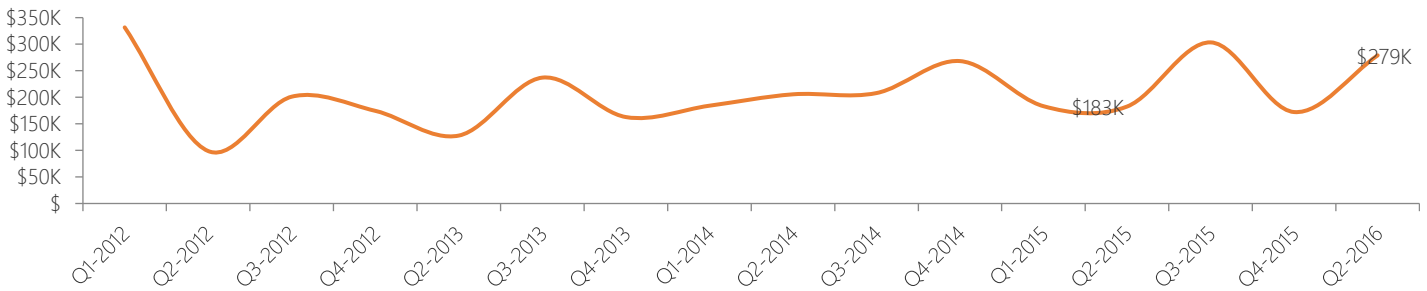
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MULTIFAMILY STATS

Sales Volume

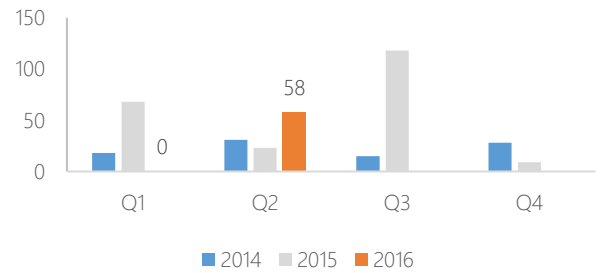


Average Sale Price per Unit



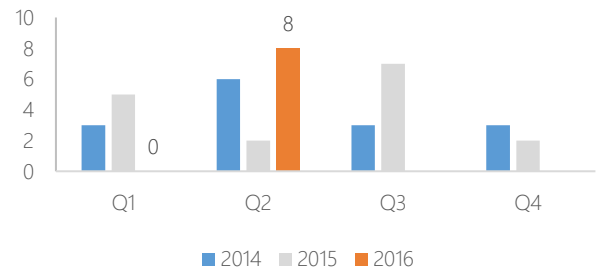
Number of Units Sold

Quarter	2014	2015	2016
Q1	18	68	-
Q2	31	23	58
Q3	15	118	-
Q4	28	9	-



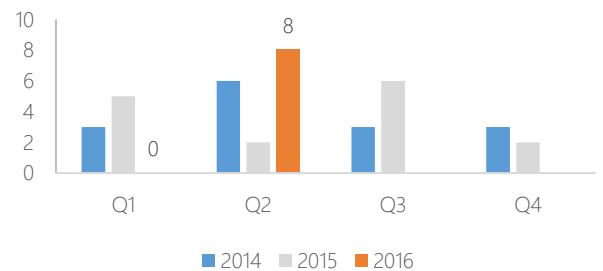
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	3	5	-
Q2	6	2	8
Q3	3	7	-
Q4	3	2	-



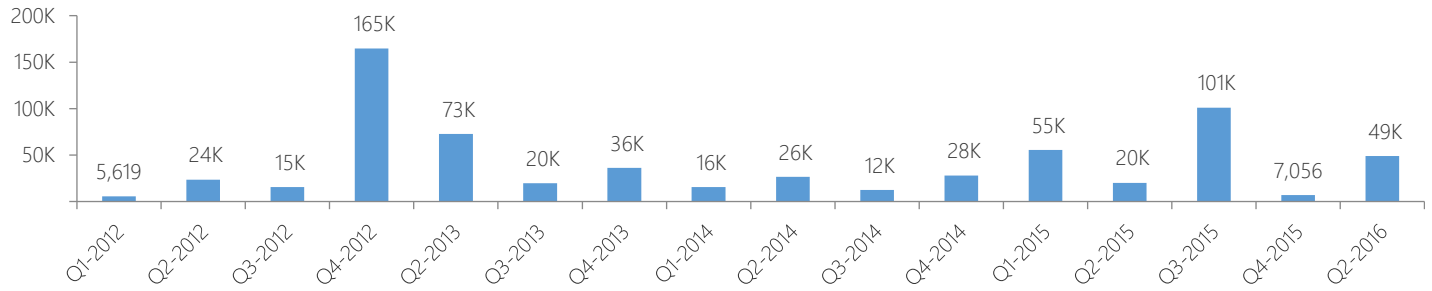
Number of Transactions

Quarter	2014	2015	2016
Q1	3	5	-
Q2	6	2	8
Q3	3	6	-
Q4	3	2	-

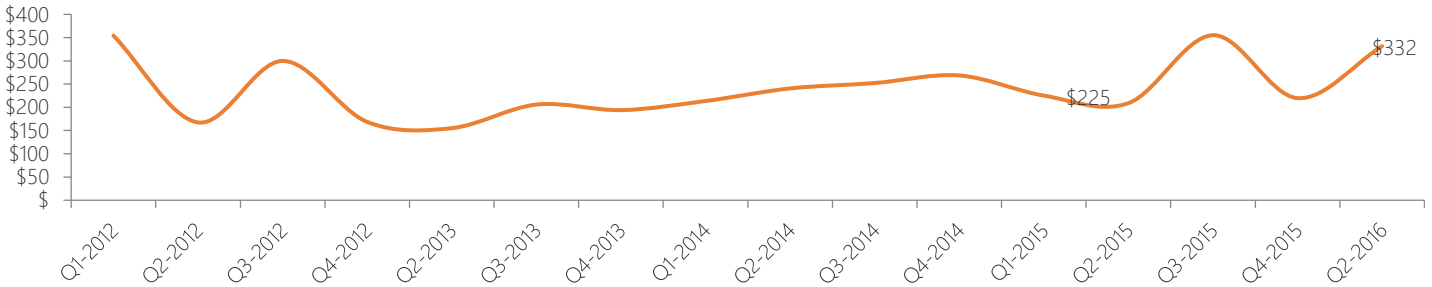


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Total Sq. Ft.



Average Sale Price per Square Foot

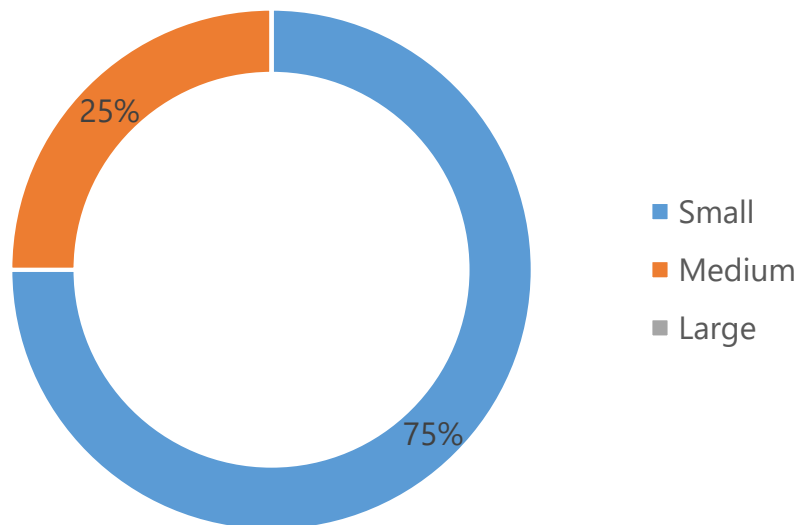


MULTIFAMILY SIZE

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	\$287,340	331%	\$311	364%	\$7,183,500	6	6	25
Medium	\$272,727	36%	\$350	50%	\$9,000,000	2	2	33
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
338 96 St	20-Apr-16	\$6,400,000	Medium multifamily	23	12,609	\$508	No
111 Dahlgren Pl	23-Jun-16	\$2,600,000	Medium multifamily	10	13,090	\$199	No
9454 Ridge Blvd	3-Jun-16	\$1,360,000	Small multifamily	3	2,860	\$476	No
364 92 St	17-Jun-16	\$1,355,500	Small multifamily	4	3,000	\$452	No
315 Marine Ave	14-Jun-16	\$1,280,000	Small multifamily	3	2,684	\$477	No
112 Gatling Pl	28-Jun-16	\$1,200,000	Small multifamily	6	5,100	\$235	No
354 90 St	26-May-16	\$1,000,000	Small multifamily	6	6,450	\$155	No
655 90 St	3-May-16	\$988,000	Small multifamily	3	2,992	\$330	No

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