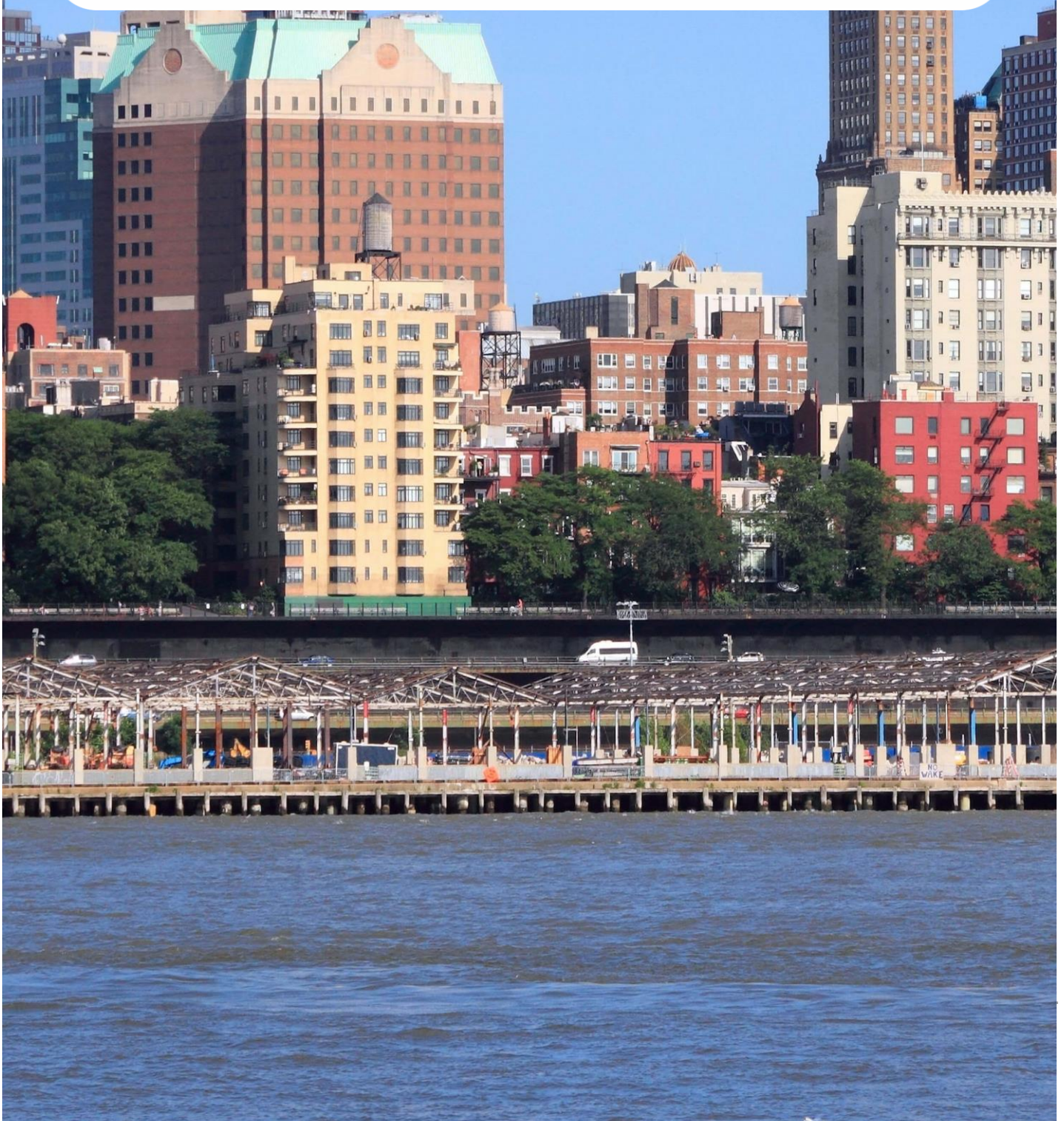


FARRAGUT

A quarterly analysis of multifamily sales
in Farragut, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Farragut, Brooklyn

SUMMARY

SALES VOLUME

\$10.4M

774% YoY

NO. OF TRANSACTIONS

4

100% YoY

AVERAGE PRICE/UNIT

\$176K

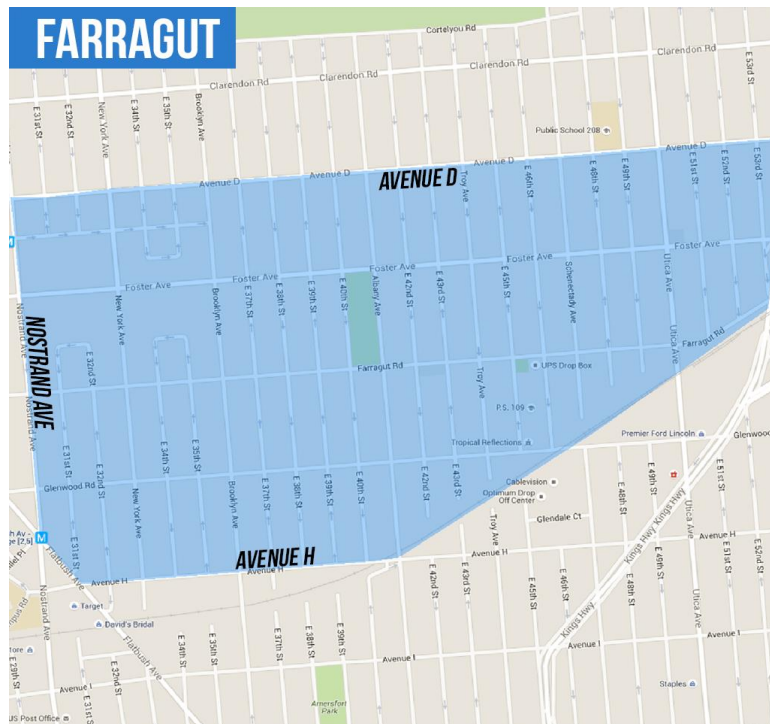
-11% YoY

AVERAGE PRICE/SQ.FT.

\$221

-26% YoY

NEIGHBORHOOD BOUNDARIES



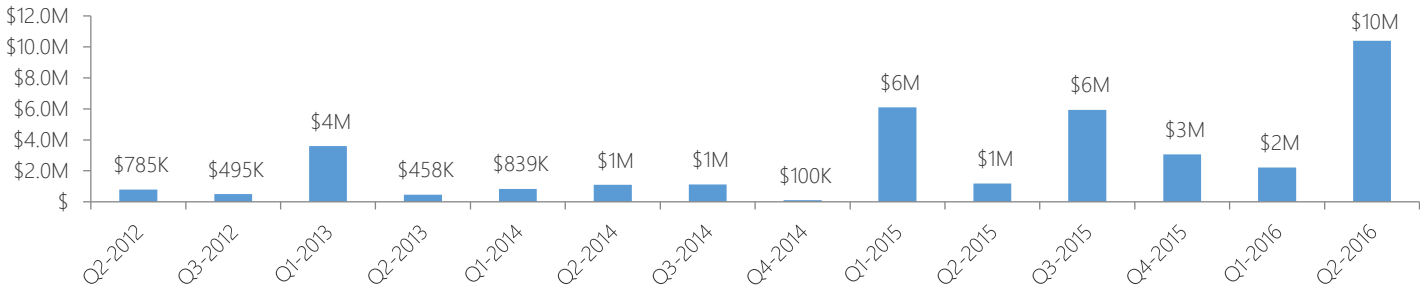
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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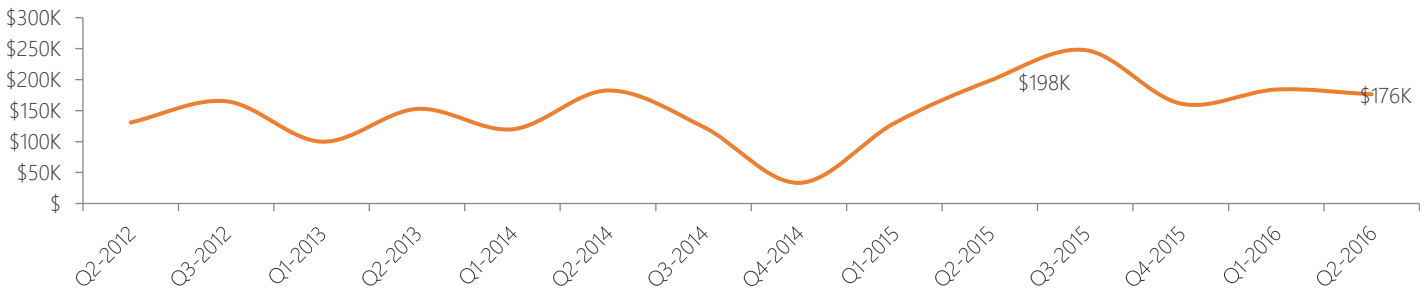
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MULTIFAMILY STATS

Sales Volume

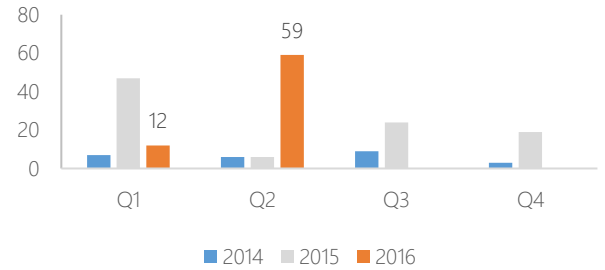


Average Sale Price per Unit



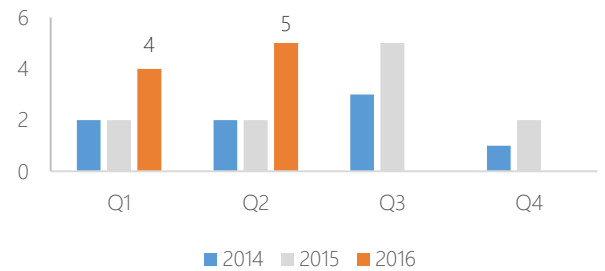
Number of Units Sold

| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1 | 7 | 47 | 12 |
| Q2 | 6 | 6 | 59 |
| Q3 | 9 | 24 | |
| Q4 | 3 | 19 | |



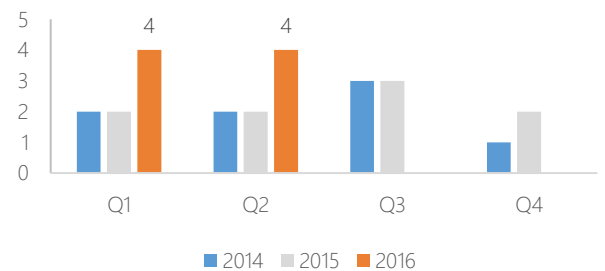
Number of Buildings Sold

| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1 | 2 | 2 | 4 |
| Q2 | 2 | 2 | 5 |
| Q3 | 3 | 5 | |
| Q4 | 1 | 2 | |



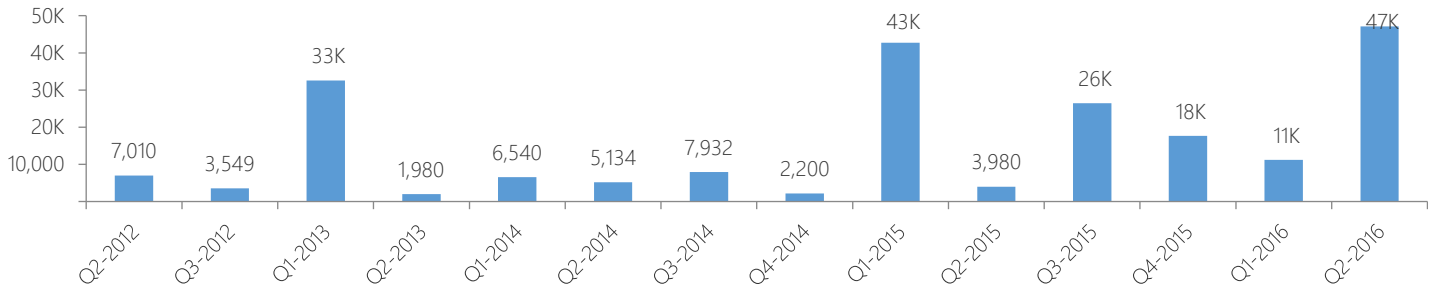
Number of Transactions

| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1 | 2 | 2 | 4 |
| Q2 | 2 | 2 | 4 |
| Q3 | 3 | 3 | |
| Q4 | 1 | 2 | |

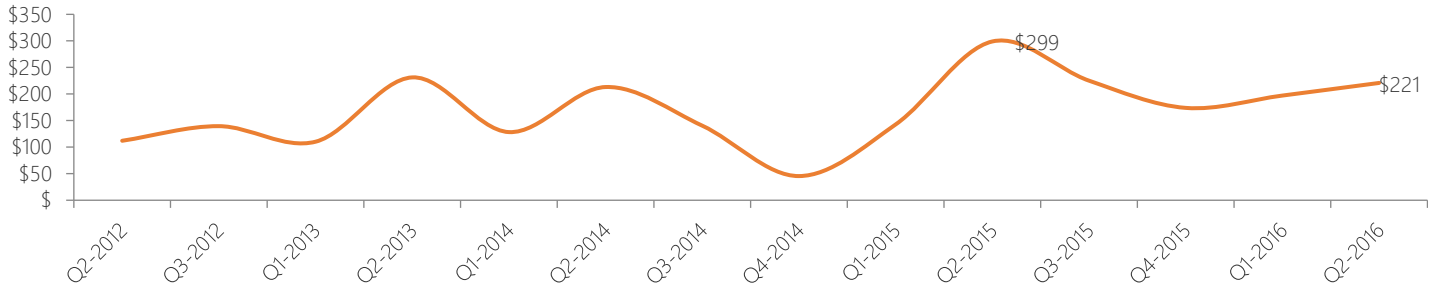


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Total Sq. Ft.



Average Sale Price per Square Foot

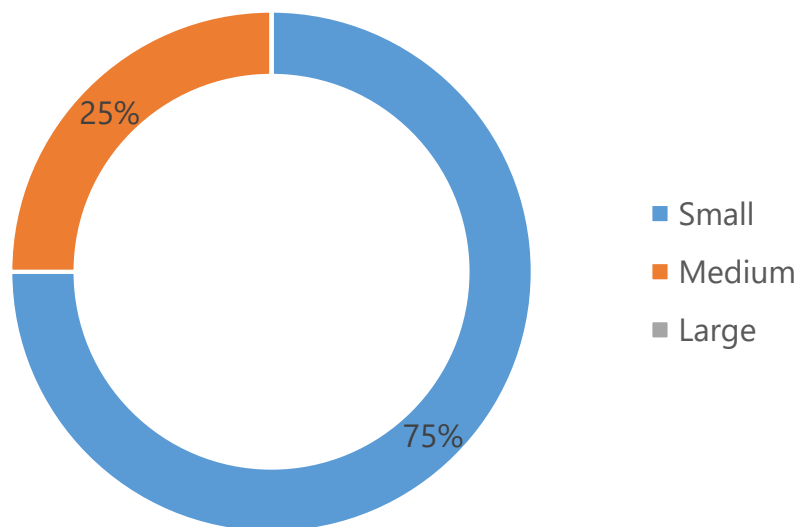


MULTIFAMILY SIZE

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 | \$255,556 | 29% | \$249 | -17% | \$2,300,000 | 3 | 3 | 9 |
| Medium | \$162,000 | - | \$214 | - | \$8,100,000 | 1 | 2 | 50 |
| Large | - | - | - | - | \$0 | 0 | 0 | 0 |

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



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LIST OF TRANSACTIONS

| Address | Sale date | Sale price | Property type | Units | Sqft | Price/sqft | Pkg. deal |
|-------------------|-----------|-------------|--------------------|-------|--------|------------|-----------|
| 885 E 38 St | 4-May-16 | \$8,100,000 | Medium multifamily | 30 | 25,200 | \$214 | Yes |
| 3802 Glenwood Rd | 4-May-16 | \$8,100,000 | Medium multifamily | 20 | 12,640 | \$214 | Yes |
| 553 E 32 St | 11-Apr-16 | \$800,000 | Small multifamily | 3 | 2,048 | \$391 | No |
| 1471 Brooklyn Ave | 2-Jun-16 | \$750,000 | Small multifamily | 3 | 3,600 | \$208 | No |
| 1473 Brooklyn Ave | 2-Jun-16 | \$750,000 | Small multifamily | 3 | 3,600 | \$208 | No |

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