

44-50 Hoyt Street, Brooklyn, NY 111201

Executive Summary

Bridge Property Advisors has been exclusively retained to market for ground lease 44-50 Hoyt Street (the "Property or Site"), a development site located in the heart of Downtown Brooklyn, one of the most dynamic and historically significant neighborhoods of New York City.

Located on the corner of Hoyt Street and Schermerhorn Street, the combined Property, approximately 81 feet x 75 feet has a footprint of 6,075 square feet and currently is improved by one four-story and three three-story mixed use buildings.

The Site offers approximately 80,430 buildable square feet, as of right, allowing for a mixed-use residential building with retail on the ground floor, commercial, hotel or community use.

Neighborhood Amenities

- A, C, and G Trains located across the street
- Located in the heart of Downtown Brooklyn
- Retail along Flatbush Avenue & DeKalb
- Fulton Street Mall for Shopping, Dining, Ent'mnt
- Walking distance to MetroTech
- Cultural Center at BAM
- Walking distance to Barclays Center



Property Facts

| | |
|----------------------------------|--|
| Location: | NW Corner of Hoyt St. & Schermerhorn St. |
| Block_Lot: | 164_41, 40, 39, 138 |
| Building Class: | K2 |
| Site Dimensions: | 81' x 75' |
| Lot Size: | 6,075 SF |
| Zoning: | C4-6, DB |
| Commercial FAR: | 10.0 |
| Residential FAR: | 10.0 |
| Inclusionary Housing FAR: | 12.0 |
| Buildable SF: | 80,430 SF |
| Assessment (20/21): | \$515,146 |
| Taxes (20/21): | \$79,247 |
| Tax Rate (Class 1): | 21.045% |

Asking Rent: Submit All Offers for Long Term Lease

For more information, please contact:

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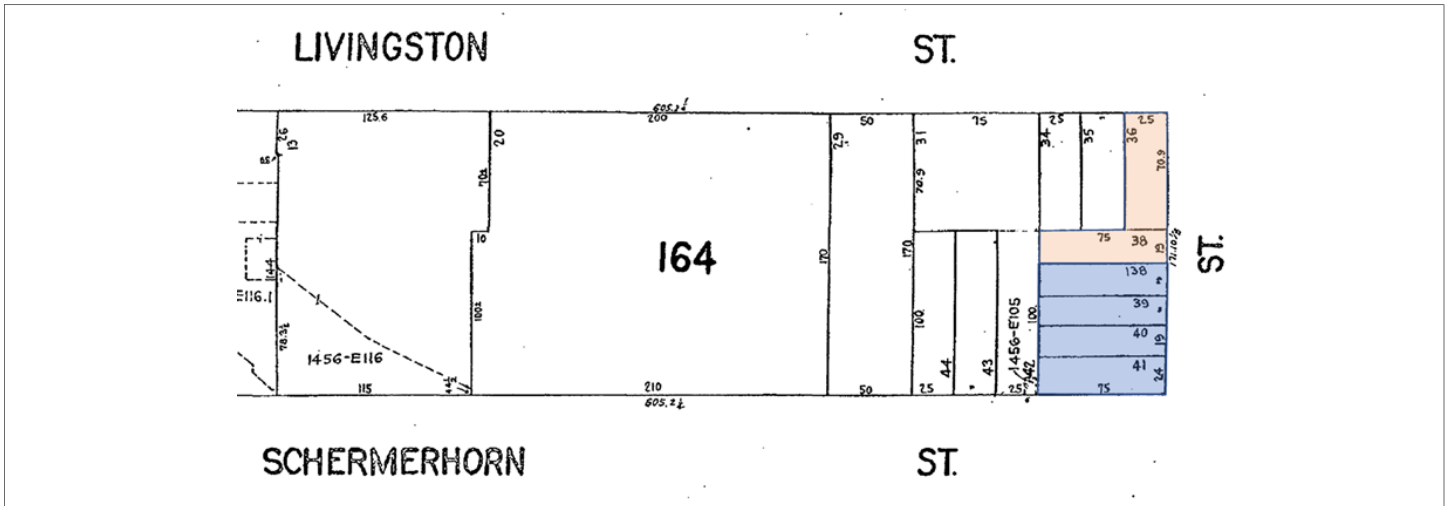
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Tax Map



Development Rights

| Block | Lot | # | Street | City | State | Zip | LSF | FAR | BSF |
|--|-----|--------|---------------|----------|-------|--------|-------|------------|---------------|
| 164 | 41 | 50 | Hoyt Street | Brooklyn | NY | 11201 | 1,800 | 10 | 18,000 |
| 164 | 40 | 48 | Hoyt Street | Brooklyn | NY | 11201 | 1,425 | 10 | 14,250 |
| 164 | 39 | 46 | Hoyt Street | Brooklyn | NY | 11201 | 1,425 | 10 | 14,250 |
| 164 | 138 | 44 | Hoyt Street | Brooklyn | NY | 11201 | 1,425 | 10 | 14,250 |
| | | | | | | | | | 60,750 |
| Block | # | Street | City | State | TBSF | GSF | FAR | Air Rights | |
| 164 | 38 | 42 | Hoyt Street | Brooklyn | NY | 14,250 | 3,320 | 10 | 10,930 |
| 164 | 36 | 208 | vingston Stre | Brooklyn | NY | 17,500 | 8,750 | 10 | 8,750 |
| | | | | | | | | | 19,680 |
| Total Controlled Development Rights | | | | | | | | | 80,430 |

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