

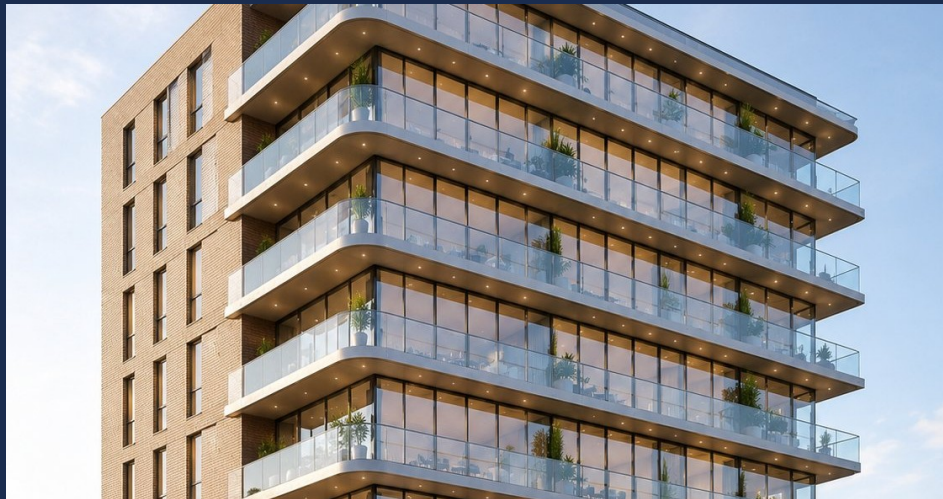


OFFERING MEMORANDUM

967 Nostrand Avenue

Crown Heights • Brooklyn, New York 11225

Fully-Entitled Corner Development Site



78,832

MAX ZFA (SF)

15,735

LOT SIZE (SF)

±354 FT

WRAP FRONTAGE

91

UNITS

PRESENTED BY

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Confidentiality & Disclaimer

This Offering Memorandum has been prepared by ONE NYC RE solely for the use of prospective purchasers in evaluating their interest in the property located at 967 Nostrand Avenue, Brooklyn, New York 11225 (the “Property”). It is intended for reference only and does not purport to be all-inclusive or to contain all of the information a prospective purchaser may require.

The information contained herein has been obtained from sources believed to be reliable; however, ONE NYC RE has not verified, and will not verify, any of the information contained herein, nor has ONE NYC RE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All projections, zoning figures, pro forma assumptions, and tax-benefit estimates are illustrative and subject to change. Prospective purchasers should conduct their own independent investigation and rely on their own legal, tax, architectural, and financial advisors.

The zoning analysis referenced herein was prepared by Gerald J. Caliendo, RA PC, and is reproduced for informational purposes. It does not constitute a legal opinion or a guarantee of buildable area. Actual development potential can only be determined through detailed building design and applicable approvals.

01 Executive Summary

THE OPPORTUNITY

ONE NYC RE is pleased to present 967 Nostrand Avenue — a fully-entitled, shovel-ready corner development site in the heart of Crown Heights, Brooklyn, just blocks from Prospect Park. Spanning 15,735 SF across a prominent corner assemblage bounded by Nostrand Avenue, Montgomery Street, and Clove Road, the site offers approximately 354 feet of wrap-around street frontage and three sides of exposure — a rare canvas for a high-visibility, mixed-use residential building.

Under R7-1 / C2-3 zoning and the newly enacted City of Yes — Universal Affordability Preference (UAP), the Property supports up to 78,832 SF of maximum zoning floor area, accommodating roughly 91 dwelling units over ground-floor retail, with foundation work already completed. The combination of an as-of-right envelope, a completed foundation, a strong affordable-housing tax abatement under the 485-x program, and an irreplaceable corner location positions 967 Nostrand as one of Central Brooklyn’s most compelling ground-up opportunities.

INVESTMENT HIGHLIGHTS

- **Fully entitled & shovel-ready** — approved plans and completed foundation work substantially reduce timeline and execution risk.
- **Premier corner with high visibility** — ±354 ft of wrap-around frontage on three street walls, maximizing retail exposure and signage value.
- **Significant scale** — up to 78,832 ZFA / ±91 residential units plus ground-floor retail under the City of Yes UAP bonus.
- **485-x tax abatement** — long-term real-property tax exemption by setting aside 20% of residential units as affordable at 60% AMI.
- **Ultra-low-energy FAR bonus** — an additional 5% floor-area bonus available for buildings meeting Local Law 154 / enhanced energy performance.
- **Opportunity Zone potential** — buyers should confirm federal Opportunity Zone designation with their tax advisor; if eligible, capital-gains deferral and step-up benefits may apply.
- **Location** — four blocks from Prospect Park in a rapidly transforming Central Brooklyn submarket with strong rental demand.
- **Proven corridor momentum** — Hudson Companies’ 328-unit Arcadian development next door at 975 Nostrand validates institutional demand on the block.

Property Snapshot

Address	967 Nostrand Avenue, Brooklyn, NY 11225
Neighborhood	Crown Heights / Prospect-Lefferts Gardens
Block / Lots	Block 3253, Lots 4 & 41

Lot Area	15,735 SF
Frontage	±354 FT — three sides (corner)
Zoning	R7-1 with C2-3 commercial overlay
Framework	City of Yes — Universal Affordability Preference (UAP)
Max Zoning Floor Area	78,832 SF (incl. any commercial / community facility)
Est. Dwelling Units	±91 units
Existing Condition	Vacant land — foundation work completed
Tax Benefit	485-x (Affordable Neighborhoods for New Yorkers)



Architectural rendering — 967 Nostrand Avenue (illustrative)

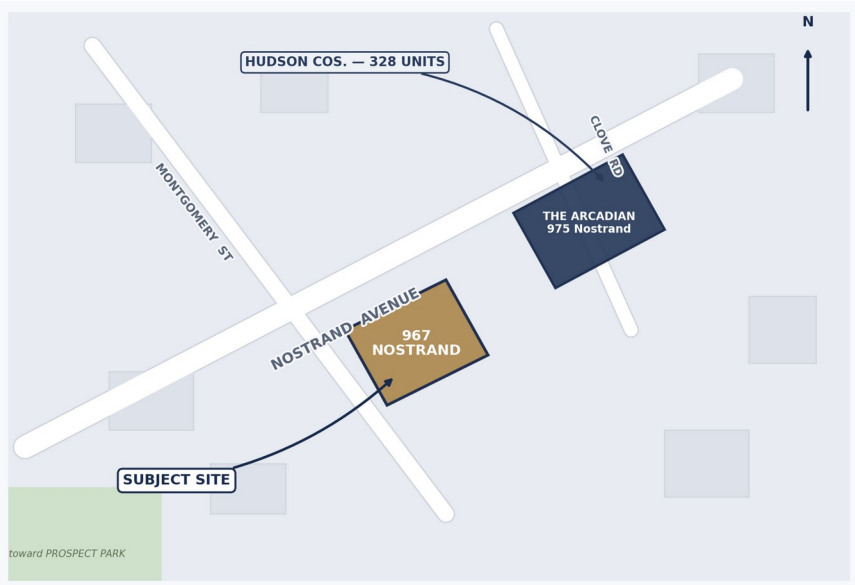
Site Description

967 Nostrand Avenue is a corner assemblage comprising Block 3253, Lots 4 and 41, totaling 15,735 SF of land. The site enjoys an exceptional three-sided exposure — fronting Nostrand Avenue (a commercial corridor), Montgomery Street, and Clove Road — delivering approximately 354 feet of continuous street wall. This wrap-around frontage is uniquely valuable for ground-floor retail, residential lobby presence, and building signage.

The Property is currently vacant land on which foundation work has been completed, allowing a developer to move toward vertical construction on an accelerated schedule. Its corner geometry also benefits the zoning envelope: corner-lot rules permit the building to forgo a rear yard on the corner portion, increasing efficient lot coverage relative to a comparable mid-block parcel.

Location & Neighborhood

Crown Heights and the adjacent Prospect-Lefferts Gardens have emerged among Central Brooklyn’s most dynamic residential submarkets. The Property sits roughly four blocks from Prospect Park and is well served by the 2/5 subway lines along Nostrand Avenue, providing direct access to Downtown Brooklyn and Manhattan. The surrounding area continues to attract new ground-up multifamily development, neighborhood retail, and a deep renter base drawn by relative affordability, transit, and proximity to the park.



Schematic location map — not to scale. Illustrative only.

Nearby Development — The Arcadian

Directly up the avenue at 975 Nostrand Avenue, Hudson Companies is delivering The Arcadian, a 328-unit mixed-use development totaling approximately 350,000 SF across two nine-story residential towers over a shared podium. The project includes ground-floor retail anchored by a full-service NYC FRESH supermarket and was designed to LEED for Homes and ENERGY STAR Multifamily New Construction standards.

The Arcadian’s scale and the participation of an institutional developer such as Hudson Companies underscore the strength of the immediate corridor and the depth of demand for new multifamily product in Crown Heights — a strong validating comparable for ground-up development at 967 Nostrand.

03 Zoning & Development Potential

The following summary is drawn from the City of Yes scenario zoning analysis prepared by Gerald J. Caliendo, RA PC (dated 5/15/2025). It reflects the maximum potential development rights and is subject to detailed design and applicable approvals.

Zoning Summary

Zoning District	R7-1 with C2-3 commercial overlay
Development Framework	City of Yes — UAP (outside Manhattan Core)
Lot Area	15,735 SF
Maximum FAR (residential)	Up to 5.01 (incl. UAP / affordability)
Maximum Zoning Floor Area	78,832 SF
Ultra-Low-Energy Bonus	Additional 5% FA bonus (Local Law 154)
Maximum Dwelling Units	±91 units (up to ~97 by program)
Max Building Height	Up to 115 FT (105 FT for affordable housing)
Max Base Height	65–85 FT (per street wall)
Parking — Provided	32 spaces (25-space waiver applied)
Affordability Set-Aside	20% of residential units (for 485-x)

Illustrative Building Program

Per the zoning analysis, the as-of-right scenario contemplates a mixed-use building of approximately 91 dwellings above ground-floor retail, with a residential / commercial split of roughly 55% / 45% on a gross basis. Final unit count and area allocation will depend on ownership’s program and tax-abatement option selected.

Illustrative Floor Area Allocation (Gross)	
Total Maximum Zoning Floor Area	78,832 SF
Gross Buildable Residential	±78,675 SF
Ground-Floor Retail (commercial)	±11,329 SF
Estimated Dwelling Units	±91 units
Wrap-Around Street Frontage	±354 FT

***Note:** The 78,832 SF figure represents the maximum permitted zoning floor area; any commercial and/or community-facility area is included within that maximum. Actual buildable area may be smaller depending on layout, budget, and design.*

485-x — Affordable Neighborhoods for New Yorkers

The Property is positioned to benefit from the 485-x tax incentive program (the successor to 421-a), which provides a long-term real-property tax exemption for new multiple-dwelling construction that includes affordable housing. The accompanying pro forma models a 20% affordable set-aside at 60% of Area Median Income (AMI), consistent with program eligibility for a project of this scale, in exchange for a substantial multi-year property-tax exemption on the improvements.

- **Long-term exemption** — a multi-year real-property tax exemption on the new improvements, materially improving net operating income.
- **Affordability requirement** — approximately 20% of residential units reserved as affordable at a 60% AMI weighted average (final option subject to confirmation).
- **As-of-right** — 485-x is an as-of-right benefit administered by NYC HPD, with rules effective January 2025.

Ultra-Low-Energy FAR Bonus

An additional 5% floor-area bonus is available for buildings that comply with Local Law 154 of 2021 and exceed the New York City Energy Conservation Code energy performance by at least 15%. This bonus increases the rentable envelope while supporting a more efficient, lower-operating-cost asset.

Opportunity Zone Potential

Central Brooklyn includes a number of federally designated Opportunity Zones, which can offer investors capital-gains tax deferral and, for long-term holds, potential step-up benefits on qualifying investments. Prospective purchasers should independently confirm the Property's specific census-tract designation and eligibility with their tax advisor before relying on any Opportunity Zone treatment.

***Disclaimer:** ONE NYC RE does not provide tax, legal, or accounting advice. All tax-benefit references are illustrative and must be confirmed by the purchaser's own qualified advisors.*

05 Pro Forma

The following pro forma is illustrative and based on assumptions provided to ONE NYC RE. It reflects a stabilized, fully-developed scenario and is intended for discussion purposes only. All figures should be independently verified.

Development Program & Stabilized Income

BUILDING AREA

Lot Size	15,735 SF
Gross Buildable Residential SF	78,675 SF
Less 10% Loss Factor — Net Building	70,808 SF
Net Residential SF	59,478 SF
Ground-Floor Retail SF	11,329 SF

PRO FORMA RENTS (ANNUAL)

Market-Rate Residential @ \$68 PSF	\$3,235,620
485-x Affordable — 20% Resi @ 60% AMI (\$32 PSF)	\$380,661
Nostrand Retail @ \$80 PSF	\$906,336
Amenity / Parking / Laundry — Other	\$60,000
Gross Potential Income	\$4,582,617

OPERATING

Less Vacancy @ 3%	(\$137,479)
Effective Gross Income	\$4,445,138
Operating Costs @ \$13.50 / Net Resi SF	(\$802,957)
Ground Lease Payments (commence Year 3)	\$0
Net Operating Income (Stabilized)	\$3,642,181

Capital Investment Summary

Construction — Hard & Soft @ \$500 / Gross Resi SF	\$33,010,457
Retail White-Box @ \$300 PSF	\$3,398,760
Parking / Basement @ \$250 PSF (15,735 SF)	\$3,933,750
Land / Acquisition Basis	\$20,000,000
Total Capitalization	\$60,342,967
Stabilized Return on Cost (NOI / Total Cap.)	±6.04%

Note: The “Land / Acquisition Basis” reflects a placeholder figure supplied in the underlying model and is not an asking price. Construction costs, rents, AMI levels, and abatement terms are

assumptions only and must be independently verified. Return on cost is calculated as stabilized NOI divided by total capitalization.

06 Survey & Due Diligence

A certified site survey is available for the Property, depicting the corner parcel at the intersection of Nostrand Avenue, Montgomery Street, and Clove Road, together with existing improvements, grades, and utility locations. The survey and the full City of Yes zoning analysis are available to qualified prospective purchasers upon execution of a confidentiality agreement.

Available Due-Diligence Materials

- Certified site survey (Block 3253, Lots 4 & 41)
- City of Yes scenario zoning analysis (Gerald J. Caliendo, RA PC)
- Approved plans and foundation documentation
- Development pro forma model



For additional information, a tour, or to request the full due-diligence package, please contact:

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