

Boerum Hill Development Pipeline At A Glance

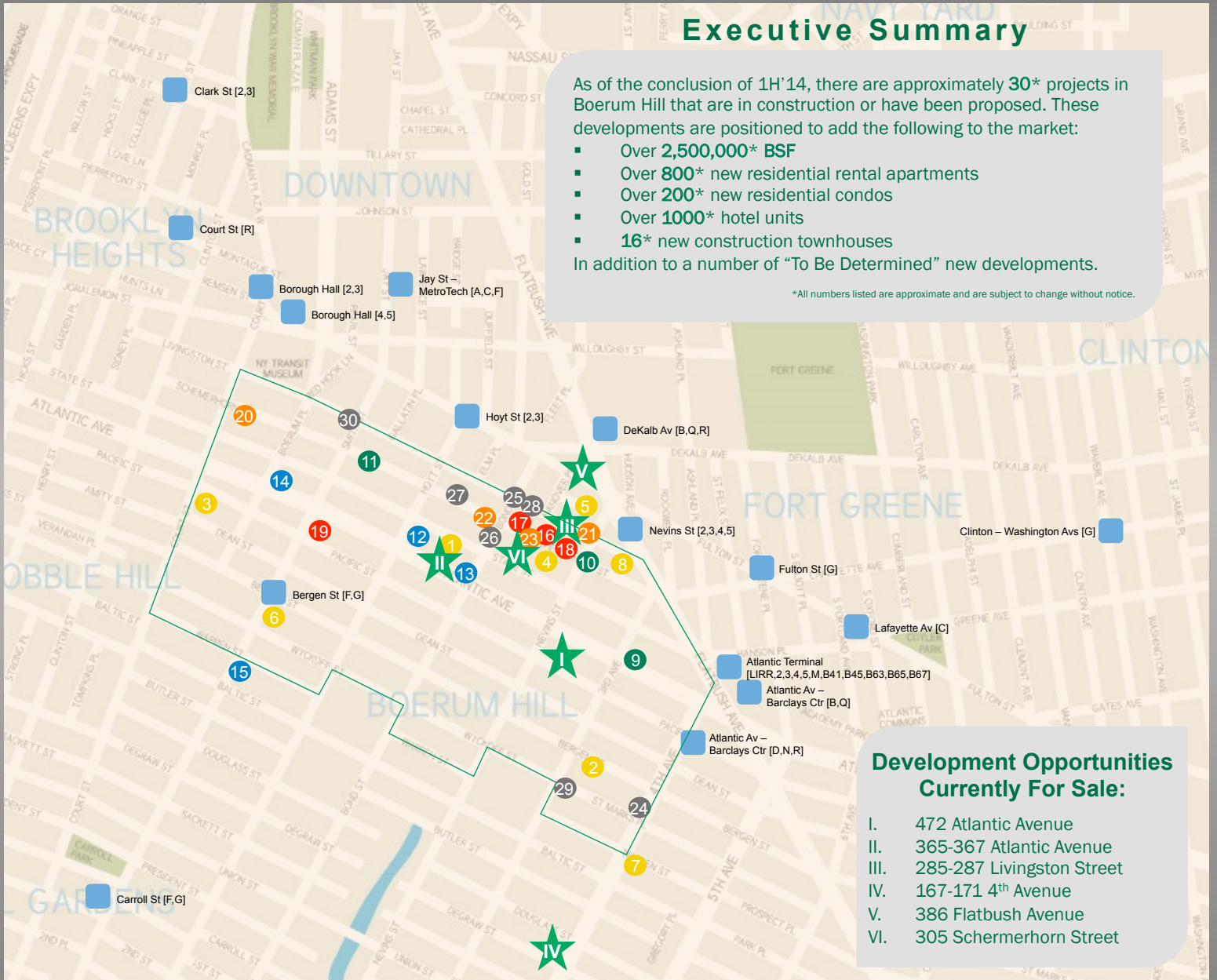
Executive Summary

As of the conclusion of 1H'14, there are approximately **30*** projects in Boerum Hill that are in construction or have been proposed. These developments are positioned to add the following to the market:

- Over **2,500,000*** BSF
- Over **800*** new residential rental apartments
- Over **200*** new residential condos
- Over **1000*** hotel units
- **16*** new construction townhouses

In addition to a number of "To Be Determined" new developments.

*All numbers listed are approximate and are subject to change without notice.



Development Opportunities Currently For Sale:

- I. 472 Atlantic Avenue
- II. 365-367 Atlantic Avenue
- III. 285-287 Livingston Street
- IV. 167-171 4th Avenue
- V. 386 Flatbush Avenue
- VI. 305 Schermerhorn Street

Residential Rentals				
	Property	Size	Stories	Units
1	331-333 Atlantic Avenue	21,543	7	22
2	316 Bergen Street	55,000	8	84
3	206 Pacific Street	21,274	7	10
4	401-405 State Street	12,341	TBD	TBD
5	8-16 Nevins Street	129,700	25	136
6	165 Smith Street	14,096	5	8
7	613 Baltic Street	64,770	11	47
8	333 Schermerhorn Street	519,230	52	581
9	33 Bond Street	599,375	25	714
10	210 Livingston Street	300,000	TBD	300
Total:		837,954		888

Residential Condominium				
	Property	Size	Stories	Units
11	438-440 Atlantic Avenue	15,121	6	8
12	37 Nevins Street	TBD	18	61
13	71 Smith Street	406,628	19	140
Total:		422,121		209

Commercial				
	Property	Size	Stories	Units
14	66 Boerum Place	46,428	TBD	TBD
15	269 Pacific Street	TBD	TBD	TBD
16	252 Atlantic Avenue	29,180	2	TBD
17	205 Smith Street	TBD	2	TBD
Total:		75,608		TBD

Townhouse				
	Property	Size	Stories	Units
18	345-353 State Street	27,998	4	7
19	301-309 State Street	16,255	4	9
20	390-394 State Street	TBD	TBD	TBD
		330 Atlantic Avenue /		
21	321 Pacific Street	16,019	TBD	TBD
Total:		60,272		16

Hotel				
	Property	Size	Stories	Units
22	75 Schermerhorn Street	125,206	12	300
23	40 Nevins Street	72,357	12	182
24	61 Bond Street	156,985	13	285
25	300 Schermerhorn Street	108,163	14	247
Total:		462,711		1014

To Be Determined				
	Property	Size	Stories	Units
26	11-13 St. Marks Place	12,959	TBD	TBD
27	211 Schermerhorn Street	TBD	TBD	TBD
28	360 Schermerhorn Street	9,000	TBD	TBD
29	334-340 Livingston Street	16,570	TBD	TBD
30	125 3 rd Avenue	TBD	TBD	TBD
31	119-121 Livingston Street	TBD	TBD	TBD
Total:		725,779		TBD

For a complimentary evaluation for the sale, leasing or financing of your property, please contact:

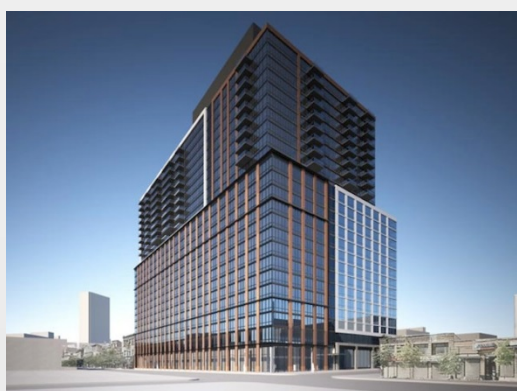
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Boerum Hill Development Pipeline Highlights



316 Bergen Street

316 Bergen Street is located at the corner of Bergen Street and Third Avenue in the heart of Boerum Hill. 316 Bergen will consist of 84 luxury rental apartments, a ground floor garage with 45 parking spaces, a gym and a lounge. A sleek, modern lobby with doorman will welcome residents home. An outdoor roofdeck tops off the building and an impressive courtyard compliments on the 2nd floor. Select units have balconies. All apartments have solid white oak hardwood flooring, imported Spanish tile, high-end cabinetry, Caesarstone countertops, and top of the line stainless steel appliances. Many have washer/dryers. A combination of floor-to-ceiling and ribbon windows provides light, air and beautiful views in each apartment.



300 Livingston Street

This 25-story development, now known as 33 Bond Street, will have 714 apartments, 20 percent of which will be affordable.



66 Boerum Place

A 3-story mini-mall is planned for construction. The mall will be 46,428 sft of commercial space and 50 ft tall with a cellar. The site is situated in a C6-2A district with a FAR of 1.36.



301-309 State Street

Located between Hoyt and Smith are nine four-story townhouses, each amounts to approximately 4,300 sft. The site is situated in a R6B zoning district with a 2.00 FAR and 16,255 total buildable.

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321-325 Pacific Street

Four single-family brick townhouses with cornices, carriage house-like garage doors, and setback top floors. Permits show that 321-325 Pacific Street will total 16,019 sf. It is situated in a R6B zoning district with 1.98 FAR. The property is close to thirteen different subway lines, and also enjoys proximity to the LIRR at Atlantic Terminal.



345-353 State Street

These seven neo-Georgian-style townhouses under construction is celebrated for harmonizing with Boerum Hill's mid-19th century brick row houses. Construction is said to wrap in the third quarter of 2014. The property site is situated on a R6B zoning district with a C6-1 commercial overlay, with 2.78 FAR.



140 Schermerhorn Street

A proposed 19-story condo-hotel that will house 140 apartments, along with a hotel, with nearly 100,000 sf of retail space on the ground floor and a community space. Details of the design by Goldstein Hill & West are still unclear. The site is located in a C6-1 zoning district with a total FAR of 10.54. The total buildable is 406,628 sf.



300 Schermerhorn Street

A proposed 247-room Holiday Inn is underway at 300 Schermerhorn Street. The hotel is designed by Gene Kaufman and is situated in the heart of Boerum Hill, it is within proximity to many popular local attractions such as Barclays Center, BAM Cultural District, and Fulton Street Mall.

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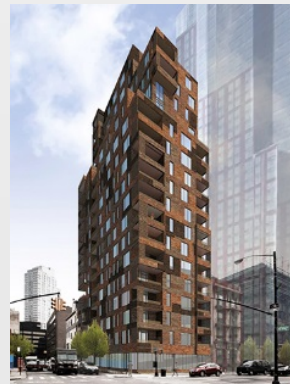


8-16 Nevins Street

Located in the Brooklyn Downtown Special District, this mixed-income residential rental building contains approximately 135,000 gsf. On the exterior, this signature building consists of large expanses of window wall, a volumetrically clearly defined concrete core and sheer wall, and a three-dimensional wrapping metal band with punched openings framing the window wall. The top of the building includes two special two-story high two-bedroom apartments on the 24th floor, and a two-story amenity floor with gym and lounge on the 25th floor with direct access to outdoor space, all with panoramic views of the city. On the interior, the layouts of the 136 apartments are efficient and practical with a mix of apartments including the required HPD approved Inclusionary Housing units. The ground floor consists of the residential lobby and several retail spaces.

440 Atlantic Avenue

440 Atlantic is a 6-story, 8-unit boutique condominium building and a current-day take on the traditional loft. Units range from 2 bedrooms with 1 bathroom, to soaring 3 bedroom penthouses with floor to ceiling windows, 4 exposures, private terraces and dramatic skyline views. It is zoned in R6A district with C2-4 commercial overlay. FAR of 2.97 and total buildable of 15,121 sf.



319 Schermerhorn Street

319 Schermerhorn Street is situated on the northeast corner of Schermerhorn and Nevins Street, right across from InterContinental Hotels Group's health-and-fitness-focused inn. This 21-story luxury condominium building will have 61 units.

40 Nevins Street

A 12-story hotel is under construction at 40 Nevins Street. DOB permits specify 12 stories and 182 units. The site is located in a C6-4 zoning district with a FAR of 9.99 and 72,357 sqft. of total buildable.



333 Atlantic Avenue

This is a proposed mixed-use building with both residential and commercial aspects. The approved plans consisted of a new 7-story building over a cellar and a sub-cellar. It totals approximately 23,000 sf with 22 residential units.

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