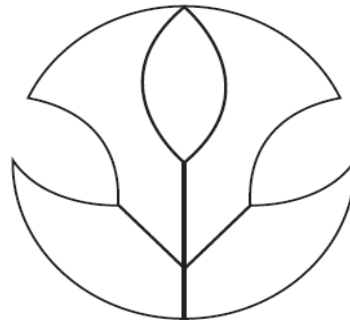


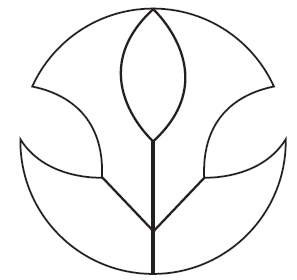
295 LIVINGSTON STREET, BROOKLYN, NY 11217



LIGHTGROVE CAPITAL

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EXECUTIVE SUMMARY



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PROPERTY INFORMATION

Block(s)/Lot(s):	00161-0059
Zoning District(s):	C6-4
Building Class:	S2
Property Tax Class:	1
Lot dimensions:	20.5 ft x 125 ft
Corner lot:	NO
Building (Sq Ft):	5,126
Building dimensions:	20.5 ft x 80 ft
Property taxes:	\$18,796
Ground elevation:	39 ft
Stories:	2
Residential Units:	2
Residential (Sq Ft):	2,563
Avg Residential Unit size:	1,282
Commercial Unit:	1
Other (Sq Ft):	2,563
Allowed usable area as built:	25,630
Usable floor area as built:	5,126

PRICE: \$9,000,000

PROPERTY HIGHLIGHTS:

- Mixes use building.
- 295 Livingston is a building located in the Downtown Brooklyn neighborhood in Brooklyn, NY.
- It was built in 1920 and has 2 stories and 3 units.
- Development site; Delivered vacant; Great opportunity for condo.
- Selling pricing of condos in area: \$1600-\$1900 per foot.
- Allowed usable floor area: 25,630
- Significant future rent growth and capital appreciation.

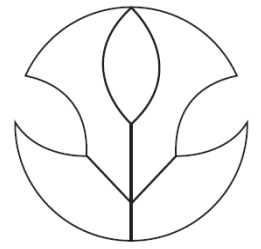
STREET VIEW



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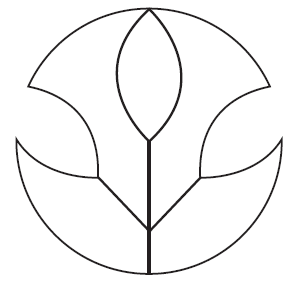
SAMPLE APARTMENT PICTURES



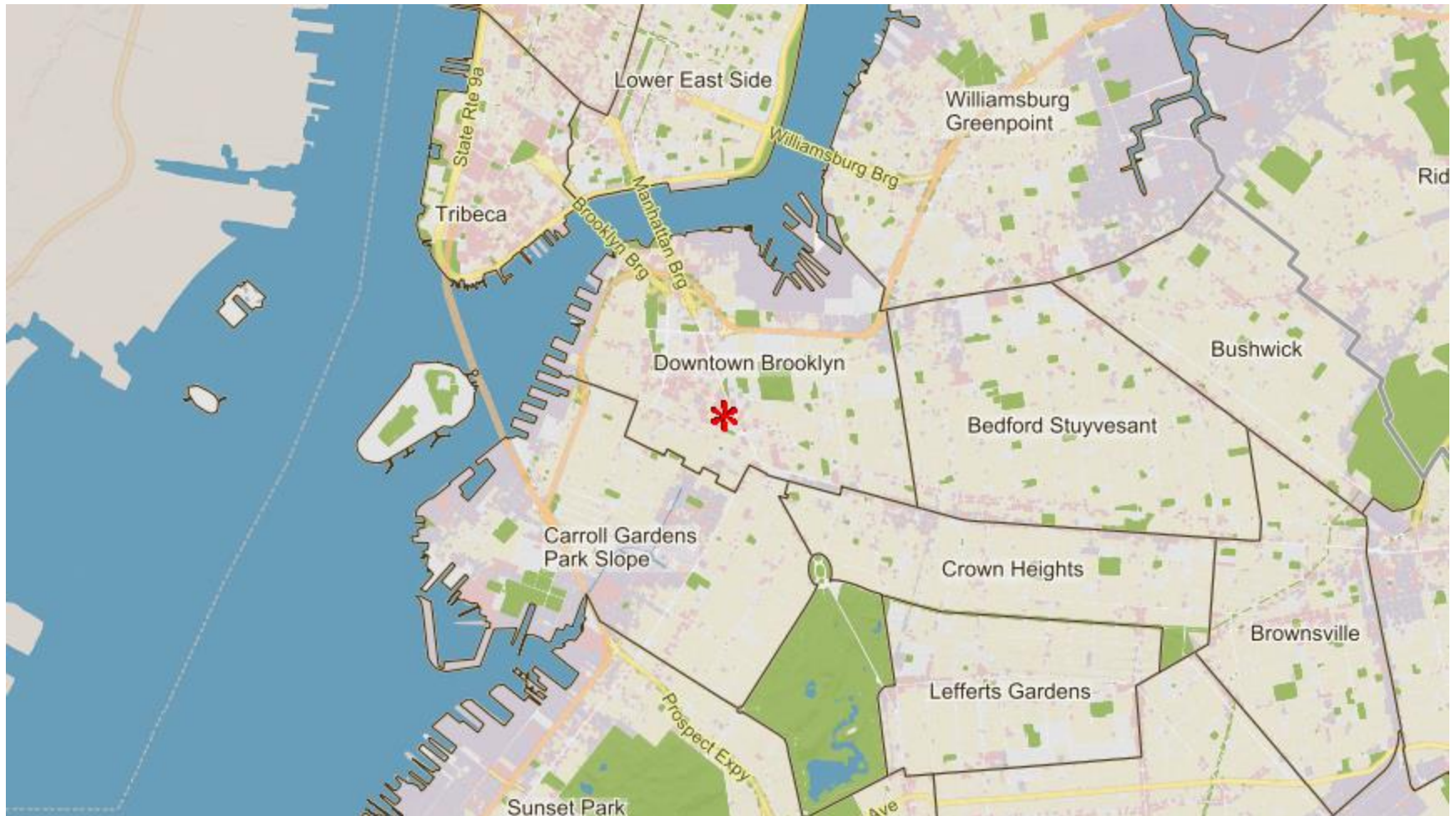
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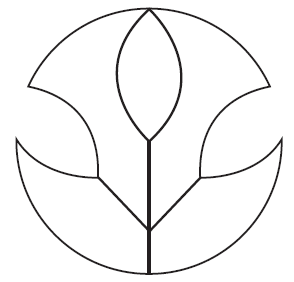
MAPS



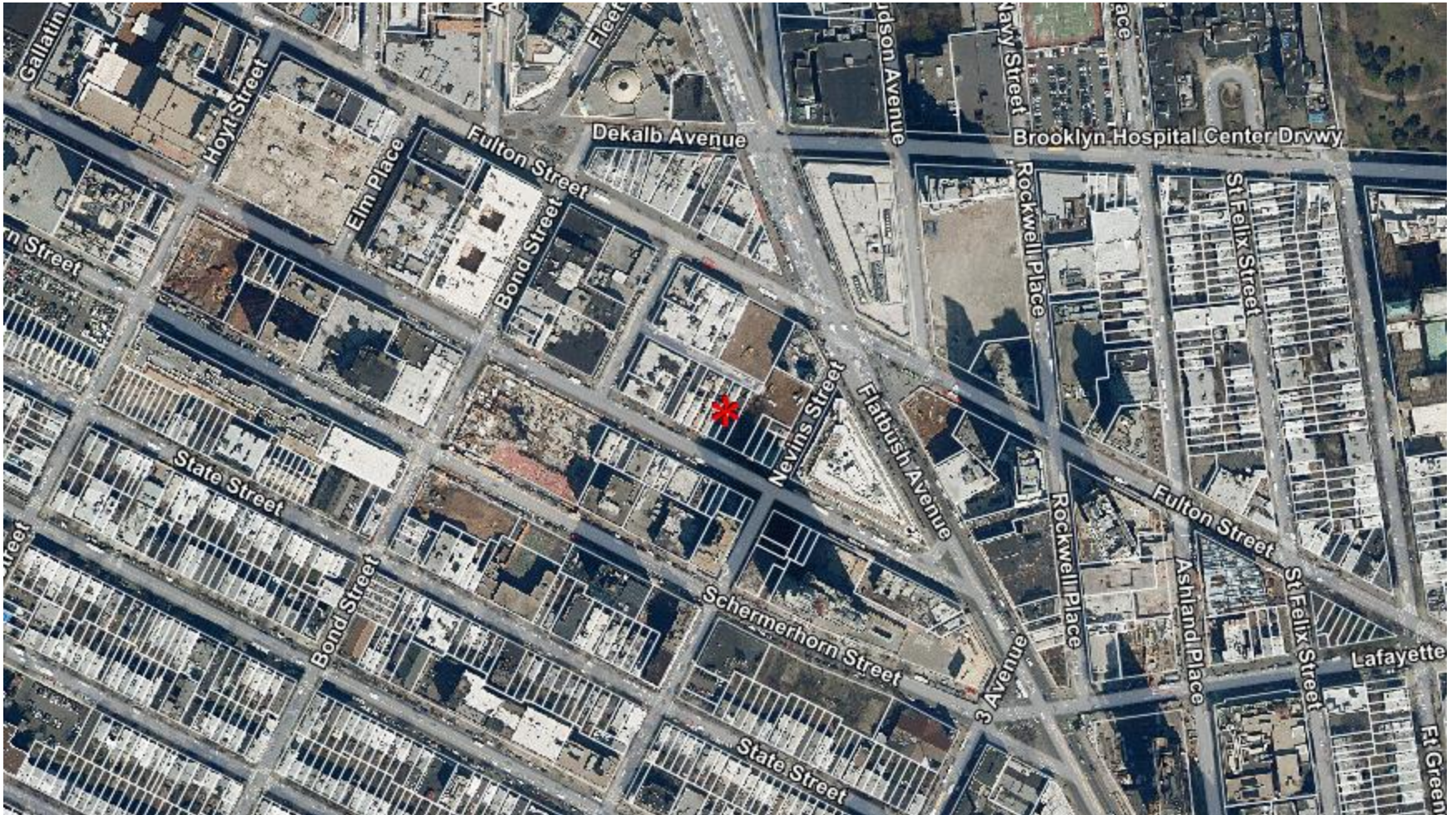
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MAPS

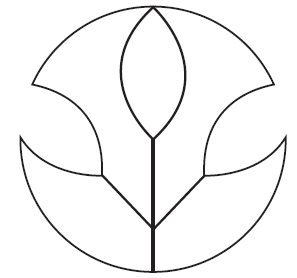


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