



# 94-101 PROSPECT PARK WEST PORTFOLIO FOR SALE

PRIME PARK SLOPE | DIRECT PROSPECT PARK FRONTAGE

- 4 BUILDINGS | 40 UNITS
- LOT SIZE: 7,827 SF
- 27,520 GROSS SF
- LOT FRONTAGE: 80'
- LOT DEPTH: 97.83'
- R7A ZONING
- UNUSED FAR AVAILABLE
- BUILT 1899 | HISTORIC DISTRICT
- DIRECT PROSPECT PARK VIEWS
- NOI: \$772,461

PRESENTED BY NELSON AYBAR | REAL ESTATE BROKER



# DIRECT PROSPECT PARK VIEWS

Rear elevation showcasing unobstructed views of Brooklyn's premier green space of 585 acres of parkland

# PORTFOLIO OVERVIEW

ADDRESSES	94, 99, 100, 101 Prospect Park West
NEIGHBORHOOD	Park Slope, Brooklyn, NY 11215
TOTAL BUILDINGS	4 Pre-War Multifamily Buildings (Built 1899)
TOTAL UNITS	40 Rent-Stabilized Apartments
LOCATION	Directly Facing Prospect Park
ZONING	R7A - Park Slope Historic District (Landmarked)

## INVESTMENT HIGHLIGHTS

- Prime Park Slope location directly facing Prospect Park
- Most units are renovated with dishwasher and in-unit W/D
- Historic pre-war buildings in Park Slope Historic District
- Unused FAR available (subject to LPC approval)

# BUILDING DETAILS

PROPERTY	94/99/100 PPW	101 PPW	TOTAL
<b>BBL</b>	3010850037	3010850040	2 Tax Lots
<b>Owner</b>	100 PPW Realty Corp	Nikko Mgmt Assoc	-
<b>Lot Area</b>	5,870 sf	1,957 sf	7,827 sf
<b>Lot Frontage</b>	60'	20'	80'
<b>Gross Floor Area</b>	21,195 sf	6,325 sf	27,520 sf
<b>Buildings</b>	3	1	4
<b>Floors</b>	4	4	4
<b>Roof Height</b>	57.15'	55.55'	-
<b>Residential Units</b>	30	10	40
<b>Year Built</b>	1899	1899	1899
<b>Current FAR</b>	3.61	3.23	3.52 avg

Zoning: R7A (Max FAR 4.0) | Park Slope Historic District | Subject to LPC Review

# RENT ROLL SUMMARY

BUILDING	UNITS	OCCUPIED	VACANT	MONTHLY RENT	ANNUAL RENT
94 PPW	10	8	2	\$22,089	\$265,072
99 PPW	10	10	0	\$23,932	\$287,184
100 PPW	10	8	2	\$19,789	\$237,468
101 PPW	10	8	2	\$23,277	\$279,322
<b>TOTAL</b>	<b>40</b>	<b>34</b>	<b>6</b>	<b>\$89,087</b>	<b>\$1,069,042</b>

*\* All 40 units are rent-stabilized. Most units renovated with in-unit washer/dryers.*

**\$2,227/mo**

AVG RENT/UNIT

**85%**

OCCUPANCY

**\$475,000**

PRICE/UNIT

# FINANCIAL SUMMARY

## INCOME & EXPENSES

Gross Rental Income	\$1,069,042
Insurance	-\$17,659
Repairs	-\$7,598
Property Taxes	-\$220,699
Utilities	-\$4,287
Super	-\$4,300
Fuel	-\$28,583
Water/Sewer	-\$11,486
Exterminator	-\$1,968
<b>Total Expenses</b>	<b>-\$296,580</b>
<b>NET OPERATING INCOME</b>	<b>\$772,461</b>

## INVESTMENT METRICS

Asking Price **\$19M**

Price Per Building **\$4.75M**

Price Per Unit **\$475,000**

Cap Rate **4.07%**

GRM **17.77X**

# 94 PROSPECT PARK WEST - RENT ROLL

UNIT	TENANT	LEASE EXP	MONTHLY RENT
1A	GILLIGAN	6/30/2026	\$1,056.61
1B	SUNDARAM	11/14/2026	\$3,597.24
2A	OSTRANDER	12/14/2026	\$2,898.16
2B	MARCELO/FILIPINAS	3/31/2026	\$3,271.87
3A	DISTER	10/14/2026	\$2,535.10
3B	VACANT	N/A	\$885.81
4A	LANE	8/14/2026	\$681.37
4B	VACANT	N/A	\$994.97
5A	BROWN	1/31/2027	\$2,890.02
5B	CONCHIE	9/14/2026	\$3,278.15
<b>TOTAL</b>	<b>10 UNITS</b>		<b>\$22,089.30</b>

# 99 PROSPECT PARK WEST - RENT ROLL

UNIT	TENANT	LEASE EXP	MONTHLY RENT
1A	POP1	5/31/2026	\$2,407.68
1B	HAWKER	9/30/2027	\$953.86
2A	KIM/BRYCE	1/31/2026	\$2,960.23
2B	CAREY	11/30/2027	\$1,613.48
3A	NICHOLS	7/31/2026	\$2,889.21
3B	JASPER	12/31/2027	\$1,009.91
4A	COUGHLIN	5/14/2026	\$2,873.35
4B	STOCKWELL/BROWN	9/30/2026	\$3,188.88
5A	HIGGINS	5/14/2026	\$2,983.15
5B	LICCARDI/SEYFERT	9/30/2026	\$3,052.20
<b>TOTAL</b>	<b>10 UNITS</b>		<b>\$23,931.95</b>

# 100 PROSPECT PARK WEST - RENT ROLL

UNIT	TENANT	LEASE EXP	MONTHLY RENT
1A	ARCE	2/28/2028	\$1,691.91
1B	KRAMER/DAVIS	6/30/2027	\$957.94
2A	KNORR	1/31/2028	\$1,802.59
2B	WHITE	4/30/2027	\$988.48
3A	SIMON GONZALEZ	3/31/2026	\$840.62
3B	PARKER	3/31/2026	\$3,199.20
4A	CARMODY	3/14/2026	\$3,123.68
4B	VACANT	N/A	\$3,433.99
5A	VACANT	N/A	\$598.98
5B	RUBIN	7/31/2026	\$3,151.57
<b>TOTAL</b>	<b>10 UNITS</b>		<b>\$19,788.96</b>

# 101 PROSPECT PARK WEST - RENT ROLL

UNIT	TENANT	LEASE EXP	MONTHLY RENT
1A	VACANT	N/A	\$731.72
1B	ALBERTS	3/31/2027	\$2,778.63
2A	RUTHEN	7/14/2026	\$2,915.40
2B	MATT	1/31/2027	\$3,401.47
3A	VACANT	N/A	\$841.10
3B	BHATNAGER	7/31/2026	\$2,128.40
4A	LUCIUS	11/30/2026	\$2,064.12
4B	DEVAINE	8/31/2027	\$1,943.85
5A	DAVIS	9/30/2026	\$3,114.00
5B	FEINGOLD	9/30/2026	\$3,357.91
<b>TOTAL</b>	<b>10 UNITS</b>		<b>\$23,276.60</b>

# EXPENSE BREAKDOWN

EXPENSE CATEGORY	ANNUAL	% OF INCOME
Insurance	\$17,659	1.7%
Repairs & Maintenance	\$7,598	0.7%
Property Taxes	\$220,699	20.6%
Utilities	\$4,287	0.4%
Super/Building Staff	\$4,300	0.4%
Fuel (Heat)	\$28,583	2.7%
Water/Sewer	\$11,486	1.1%
Exterminator	\$1,968	0.2%
<b>TOTAL EXPENSES</b>	<b>\$296,580</b>	<b>27.7%</b>

EXPENSE RATIO

**27.7%**

Below industry  
average of 35-45%

# ZONING & LANDMARK DESIGNATION

## ZONING DISTRICT: R7A

Maximum FAR:	<b>4.0 (Residential)</b>
Max Building Height:	<b>80 ft (with qualifying ground floor)</b>
Street Wall Required:	<b>40-65 ft before setback</b>
Current FAR (94/99/100):	<b>3.61 (2,289 sf unused)</b>
Current FAR (101):	<b>3.23 (1,507 sf unused)</b>
Total Unused FAR:	<b>~3,796 sf</b>

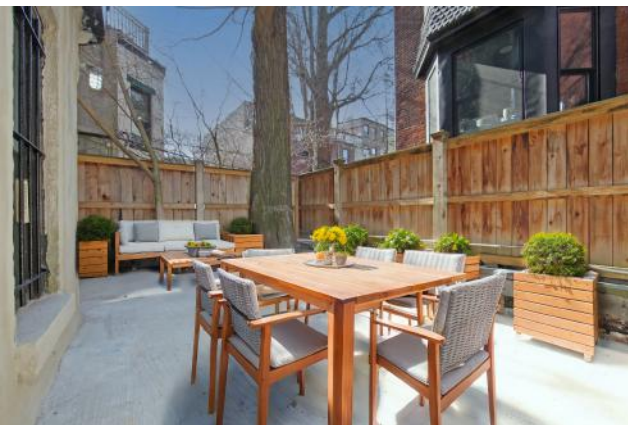
## PARK SLOPE HISTORIC DISTRICT

These properties are located within the NYC Landmarks Preservation Commission designated Park Slope Historic District.

Any exterior alterations, rooftop additions, or facade modifications require LPC approval.

While ~3,796 sf of unused FAR exists on paper, vertical expansion would be subject to Landmark Preservation Commission review.

# Building Unit Photos



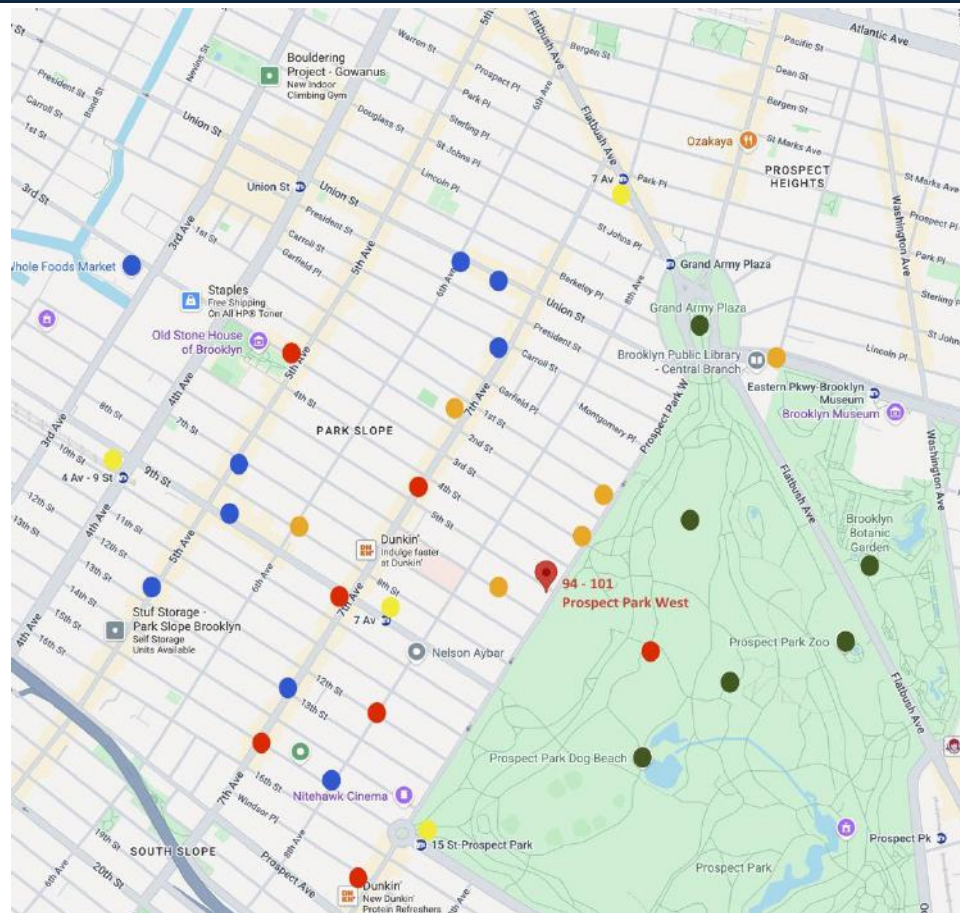
# Building Unit Photos



# Building Unit Photos



# 94 - 101 Prospect Park West, Brooklyn, NY - MAP



## CAFES/RESTAURANTS

- Poetica Coffee (7th Ave)
- Stone Park Cafe
- Krupa Grocery
- Couleur Café
- Zatar Cafe & Bistro
- Bedawi Cafe
- Hilltop Tavern Brooklyn
- Windsor Cafe
- Starbucks (9th St & 7th Ave)
- Winner in the Park

## NEARBY TRANSPORTATION

### SUBWAY

- 7 Ave Station (F/G trains) - 3 min walk
- 7 Ave Station (B/Q trains) - 8 min walk
- 15 St-Prospect Park (F/G) - 7 min walk
- 4 Av-9 St (F/G/R) - 10 min walk

### BUS STOPS

- B67, B69 on 7th Avenue
- B61 on Prospect Park West

## PARKS NEARBY

- Prospect Park (585 acres)
- Grand Army Plaza
- Prospect Park Zoo
- Brooklyn Botanic Garden
- Prospect Park Dog Beach
- Long Meadow

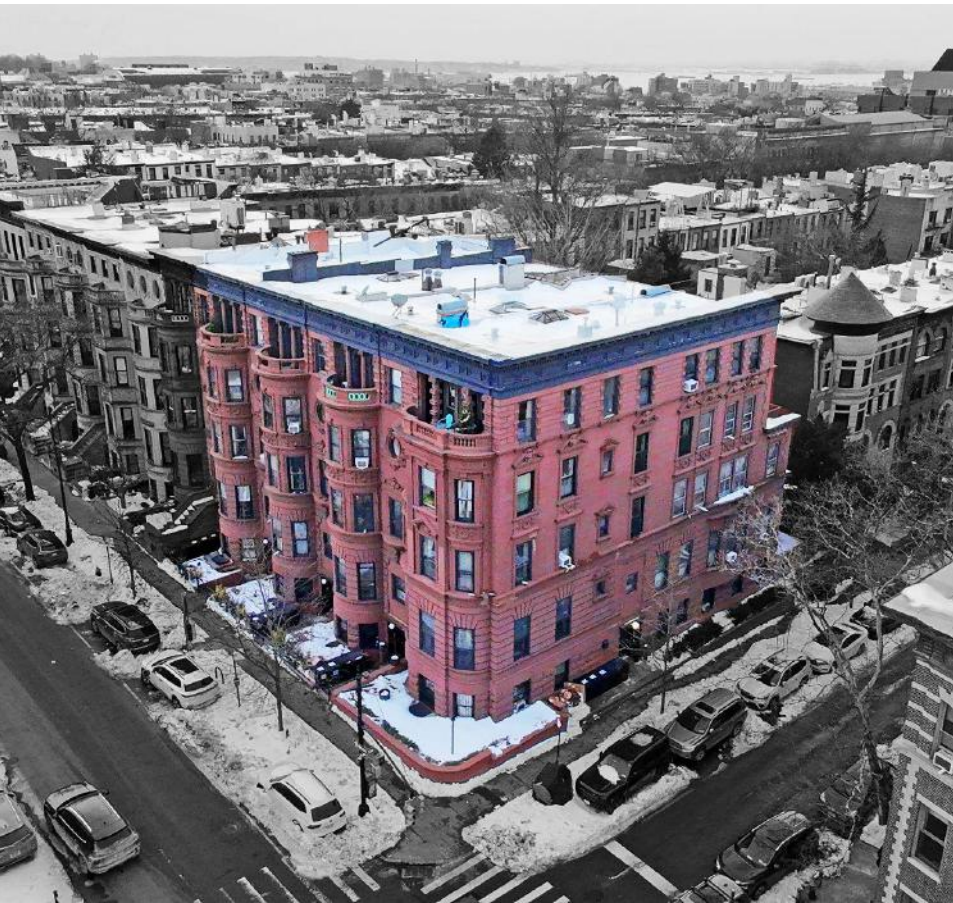
## SCHOOLS

- P.S. 321 William Penn (7th Ave) •
- P.S. 039 Henry Bristow (6th Ave) •
- St. Saviour Catholic Academy
- Poly Prep Country Day School
- Chai-Tots Preschool
- Brooklyn Public Library-Central

## SHOPS/STORES/GROCERY STORES

- Whole Foods Market (3rd St)
- Key Food Urban Marketplace
- Park Slope Food Coop
- CTown Supermarkets (9th St)
- Foodtown of Park Slope
- Union Market (7th Ave) • Royal Supermarket
- Urban Market (5th Ave)

# Building Exterior Photos



# Development Air Rights\*



**Potential Development Area  
shaded in yellow  
(Subject to LPC)**

**~3,796 SF Unused FAR  
Development rights in place.  
Any vertical expansion subject to  
Landmarks Preservation  
Commission (LPC) approval.  
Historic district restrictions apply.**

\*Subject to Landmarks Preservation Commission (LPC) approval. Property is located in the Park Slope Historic District. Buyer to verify development feasibility with LPC.

# INVESTMENT OPPORTUNITY

94-101 PROSPECT PARK WEST - FOUR-BUILDING INVESTMENT PORTFOLIO

**\$19M**

ASKING PRICE

**4.07%**

CAP RATE

**\$772K**

NOI

**40**

UNITS

ACCEPTING OFFERS | PARK SLOPE HISTORIC DISTRICT



**Nelson Aybar**  
**Licensed Real Estate Broker**  
**(917) 397 - 0507**  
**na@nelsonaybar.com**  
**www.nelsonaybar.com**

This Offering Memorandum for 94-101 Prospect Park West, Brooklyn, NY 11215 has been prepared by Nelson Aybar Real Estate and is strictly confidential. Distribution is limited to qualified prospective purchasers.

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