

Property Overview	305-311 Clarkson Ave	305-307 Clarkson	309 Clarkson	311 Clarkson
Property	Western Clarkson	Western Clarkson	Western Clarkson	Western Clarkson
Address	305-311 Clarkson Ave	305 Clarkson	309 Clarkson	311 Clarkson
Borough	Brooklyn	Brooklyn	Brooklyn	Brooklyn
Submarket	Prospect Lefferts Gardens	Prospect Lefferts Gardens	Prospect Lefferts Gardens	Prospect Lefferts Gardens
Cross Streets	Nostrand Ave & New York Ave	Nostrand Ave & New York Ave	Nostrand Ave & New York Ave	Nostrand Ave & New York Ave
Building Block / Lot	4828 / 75, 74, 73	4828 / 75	4828 / 74	4828 / 73
Lot Area	7,500 SF	3,750 SF	1,875 SF	1,875 SF
Lot Dimensions	75' x 100'	37.5' x 100'	18.75' x 100'	18.75' x 100'
Product Type	Multifamily / Retail	Multifamily / Retail	Multifamily / Retail	Multifamily / Retail
Gross SF	11,880 SF	8,280 SF	1,800 SF	1,800 SF
Year Built / Altered	1931 & 1910 / 2014	1931	1910	1910 / 2014
Number of Floors	3 Floors & 2	3 Floors	2 Floors	2 Floors
Commercial Units	4 Units	2 Units	1 Units	1 Units
Commercial Occupancy	75%	100%	0%	100%
Residential Units	13 Units	10 Units	2 Units	1 Units
Free Market %	100%	100%	100%	100%
Residential Occupancy	69%	50%	100%	100%
Zoning	M1-1 / R6 / C2-3	M1-1 / R6 / C2-3	M1-1	M1-1
As-Built FAR	-	2.21	0.96	0.96
Maximum FAR	-	2.43	1.00	1.00
Air Rights	983 SF	833 SF	75 SF	75 SF

Real Estate Taxes	305-311 Clarkson Ave	305-307 Clarkson	309 Clarkson	311 Clarkson
Lot	75, 74, 73	75	74	73
Exemptions & Abatements	None	None	None	None
Tax Class	2B & 1	2B	1	1
Tax Rate	-	12.439%	19.843%	19.843%
2026/27 Final AV	\$773,370	\$674,550	\$47,580	\$51,240
Limitation	\$352,338	\$285,502	\$32,204	\$34,632
2026/27 Taxes	\$48,776	\$35,514	\$6,390	\$6,872

Financials	In-Place	Proforma
Income		
Residential Revenue	\$324,920	\$420,920
Commercial Revenue	\$105,393	\$131,793
Effective Gross Income	\$430,313	\$552,713
Operating Expenses		
Real Estate Taxes (26/27)	\$48,776	\$48,776
General & Administrative	\$22,130	\$22,130
Utilities	\$5,518	\$5,518
Repairs & Maintenance	\$31,279	\$31,279
Management Fee (3%)	\$12,909	\$16,581
Total Operating Expenses	\$120,613	\$124,285
Net Operating Income	\$309,701	\$428,429
NOI Margin	71.97%	77.51%

305-311 Clarkson Ave - Residential Rent Roll											
Unit	Unit Type	Lease Type	Tenant	Monthly Rent	Annual Rent	Monthly Proforma	Annual Proforma	LST	LXP		
1-305	Res	FM	*Vacant	\$0	\$0	\$2,000	\$24,000	-	-		
2-305	Res	FM	Occupied	\$3,000	\$36,000	\$3,000	\$36,000	6/1/24	6/30/26		
3-305	RES	FM	Occupied	\$2,800	\$33,600	\$2,800	\$33,600	8/5/25	8/4/26		
4-305	RES	FM	Occupied	\$2,900	\$34,800	\$2,900	\$34,800	9/1/25	8/31/2026		
5-305	RES	FM	Occupied	\$2,750	\$33,000	\$2,750	\$33,000	3/15/24	2/28/27		
6-305	RES	FM	*Vacant	\$0	\$0	\$2,000	\$24,000	-	-		
7-305	RES	FM	Occupied	\$2,775	\$33,300	\$2,775	\$33,300	3/15/26	3/14/2027		
8-305	RES	FM	*Vacant	\$0	\$0	\$2,000	\$24,000	-	-		
9-305	RES	FM	Occupied	\$2,800	\$33,600	\$2,800	\$33,600	5/1/26	4/30/2027		
10-305	RES	FM	*Vacant	\$0	\$0	\$2,000	\$24,000	-	-		
1-309	RES	FM	Occupied	\$3,025	\$36,300	\$3,025	\$36,300	6/16/25	6/15/2027		
2-309	RES	FM	Occupied	\$3,462	\$41,540	\$3,462	\$41,540	7/1/25	6/30/2026		
2-311	Res	FM	Occupied	\$3,565	\$42,780	\$3,565	\$42,780	11/1/21	3/31/2027		
TOTAL	13 Units	100% FM	69.23%	\$27,077	\$324,920	\$35,077	\$420,920				

*Rent Roll as of 5/31/2026

305-311 Clarkson Ave - Commercial Rent Roll											
Unit	Unit Type	Lease Type	Tenant	Monthly Rent	Annual Rent	Monthly Proforma	Annual Proforma	LST	LXP		
ST1-305	Comm	Retail	Las Amazonas	\$2,635	\$31,620	\$2,635	\$31,620	1/1/24	MTM		
ST2-305	Comm	Retail	Mary Clothing	\$2,195	\$26,337	\$2,195	\$26,337	1/1/24	MTM		
ST-309	COMM	Retail	*Vacant	\$0	\$0	\$2,200	\$26,400	-	-		
ST-311	COMM	Retail	Zenashyen Spa	\$3,953	\$47,436	\$3,953	\$47,436	12/1/16	MTM		
TOTAL	4 Units		75.00%	\$8,783	\$105,393	\$10,983	\$131,793				

*Rent Roll as of 5/31/2026

Loan Abstract		
Collateral	305-311 Clarkson Ave	
Borrower	Western Clarkson Estates 305 LLC	
Recourse	Non-Recourse	
Origination Date	6/27/19	
Original Principal Amount	\$6,050,000	
Current Principal Balance	\$5,760,929	
Estimated Payoff	\$7,254,532	
Payoff as of	11/26/24	
Index No.	514109/2024	

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