



## Mixed Use Building Sales

The below study shows Brooklyn commercial mixed use building sales for 2014, broken down into region and neighborhood. Considered data points include: total dollar volume, average sale price, average price per square foot, total square footage sold, total units sold and total sales. The below data represents all buildings with residential plus commercial use.

Region	Neighborhood	Dollar Volume	Total Sales	Avg. Sale	Total Units	Total SF	Avg. PPSF*	
Bed Stuy/Bushwick/Crown Heights	Bedford Stuyvesant	\$ 81,086,095	51	\$ 1,589,923	363	285,847	\$ 267	
	Bushwick	\$ 58,412,607	45	\$ 1,298,058	259	239,548	\$ 255	
	Crown Heights	\$ 46,214,500	32	\$ 1,444,203	261	211,478	\$ 235	
	Ocean Hill	\$ 12,566,823	20	\$ 628,341	89	76,181	\$ 180	
	South Crown Heights	\$ 4,377,500	5	\$ 875,500	14	15,918	\$ 287	
<b>Bed Stuy/Bushwick/Crown Heights Total</b>		<b>\$ 202,657,525</b>	<b>153</b>	<b>\$ 1,324,559</b>	<b>986</b>	<b>828,972</b>	<b>\$ 246</b>	
East Brooklyn	Brownsville	\$ 4,108,540	6	\$ 684,757	32	34,448	\$ 118	
	Canarsie	\$ 1,568,000	4	\$ 392,000	10	9,382	\$ 165	
	Cypress Hills	\$ 10,268,295	15	\$ 684,553	58	63,186	\$ 163	
	East New York	\$ 13,283,007	28	\$ 474,393	114	102,235	\$ 138	
<b>East Brooklyn Total</b>		<b>\$ 29,227,842</b>	<b>53</b>	<b>\$ 551,469</b>	<b>214</b>	<b>209,251</b>	<b>\$ 145</b>	
Central Brooklyn	Borough Park	\$ 39,017,000	34	\$ 1,147,559	112	121,650	\$ 329	
	East Flatbush	\$ 57,261,937	57	\$ 1,004,595	332	305,919	\$ 178	
	Flatbush	\$ 8,104,424	10	\$ 810,442	33	34,956	\$ 240	
	Flatlands	\$ 8,514,000	12	\$ 709,500	53	50,635	\$ 179	
	Kensington	\$ 4,453,000	5	\$ 890,600	14	14,882	\$ 301	
	Lefferts Gardens	\$ 13,991,500	11	\$ 1,271,955	59	51,112	\$ 272	
	Midwood	\$ 16,631,082	14	\$ 1,187,934	53	50,725	\$ 349	
	Prospect Park South	\$ 5,625,000	5	\$ 1,125,000	21	19,580	\$ 305	
<b>Central Brooklyn Total</b>		<b>\$ 153,597,943</b>	<b>148</b>	<b>\$ 1,037,824</b>	<b>677</b>	<b>649,459</b>	<b>\$ 249</b>	
Greater Downtown Brooklyn	Boerum Hill	\$ 37,529,000	10	\$ 3,752,900	59	58,065	\$ 676	
	Brooklyn Heights	\$ 9,500,000	2	\$ 4,750,000	14	17,264	\$ 537	
	Carroll Gardens	\$ 13,388,000	6	\$ 2,231,333	22	19,915	\$ 667	
	Clinton Hill	\$ 82,471,222	8	\$ 10,308,903	168	219,526	\$ 417	
	Cobble Hill	\$ 9,310,000	3	\$ 3,103,333	15	14,569	\$ 629	
	Columbia Waterfront	\$ 3,900,000	2	\$ 1,950,000	13	9,740	\$ 405	
	Downtown	\$ 2,650,000	1	\$ 2,650,000	4	4,633	\$ 572	
	Fort Greene	\$ 8,986,111	5	\$ 1,797,222	23	19,851	\$ 494	
	Gowanus	\$ 6,665,000	5	\$ 1,333,000	19	14,690	\$ 441	
	Park Slope	\$ 88,401,139	25	\$ 3,536,046	184	161,320	\$ 590	
	Prospect Heights	\$ 9,500,000	5	\$ 1,900,000	23	18,742	\$ 496	
	Red Hook	\$ 9,795,000	7	\$ 1,399,286	34	25,228	\$ 433	
	<b>Greater Downtown Brooklyn Total</b>		<b>\$ 282,095,472</b>	<b>79</b>	<b>\$ 3,570,829</b>	<b>578</b>	<b>583,543</b>	<b>\$ 549</b>
	South Brooklyn	Brighton Beach	\$ 2,368,118	3	\$ 789,373	15	11,686	\$ 210
Coney Island		\$ 995,000	1	\$ 995,000	8	6,800	\$ 146	
Gravesend		\$ 12,987,610	14	\$ 927,686	52	46,190	\$ 339	
Marine Park		\$ 400,000	1	\$ 400,000	2	2,560	\$ 156	
Sheepshead Bay		\$ 21,081,000	24	\$ 878,375	80	70,280	\$ 329	
<b>South Brooklyn Total</b>		<b>\$ 37,831,728</b>	<b>43</b>	<b>\$ 879,808</b>	<b>157</b>	<b>137,516</b>	<b>\$ 316</b>	
North Brooklyn	East Williamsburg	\$ 74,713,000	24	\$ 3,113,042	192	180,040	\$ 501	
	Greenpoint	\$ 24,081,042	10	\$ 2,408,104	65	75,250	\$ 384	
	Williamsburg	\$ 109,985,650	17	\$ 6,469,744	167	170,317	\$ 662	
<b>North Brooklyn Total</b>		<b>\$ 208,779,692</b>	<b>51</b>	<b>\$ 4,093,719</b>	<b>424</b>	<b>425,607</b>	<b>\$ 532</b>	
West Brooklyn	Bath Beach	\$ 18,072,718	18	\$ 1,004,040	56	57,712	\$ 337	
	Bay Ridge	\$ 28,110,000	22	\$ 1,277,727	85	96,812	\$ 327	
	Bensonhurst	\$ 32,535,500	26	\$ 1,251,365	108	101,045	\$ 329	
	Dyker Heights	\$ 10,579,450	11	\$ 961,768	33	32,950	\$ 331	
	Fort Hamilton	\$ 5,395,000	5	\$ 1,079,000	24	20,029	\$ 272	
	Sunset Park	\$ 30,481,000	25	\$ 1,219,240	115	105,666	\$ 326	
	Windsor Terrace	\$ 2,650,000	2	\$ 1,325,000	6	9,540	\$ 327	
<b>West Brooklyn Total</b>		<b>\$ 127,823,668</b>	<b>109</b>	<b>\$ 1,172,694</b>	<b>427</b>	<b>423,754</b>	<b>\$ 327</b>	
<b>Brooklyn Wide</b>		<b>\$ 1,042,013,870</b>	<b>636</b>	<b>\$ 1,638,387</b>	<b>3,463</b>	<b>3,258,102</b>	<b>\$ 317</b>	

\* Price per Square Foot

The table above shows recorded sales of mixed use buildings in Brooklyn in 2014. In this category, we have verified 636 transactions with a total consideration of over \$1B, an increase of 43% in dollar volume from 2013. The average mixed use transaction borough wide was approx. \$1.6M, up from \$1.2M, and the average price per SF was \$317, up from \$250 in 2012. The highest number of sales were recorded in the Bed Stuy/Bushwick/Crown Heights region with 153 total sales at a total dollar volume of approx. \$203M with an average sale of approx. \$1.3M per trade. The highest dollar volume was recorded in the Greater Downtown Brooklyn region with over \$282M in total consideration.

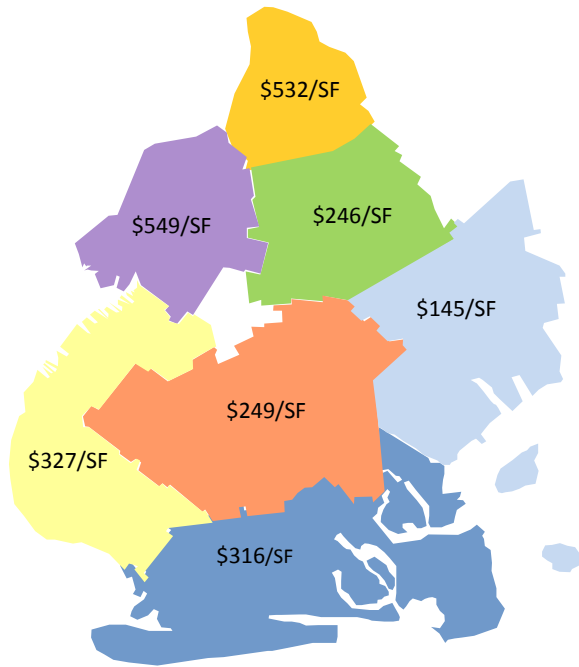
The highest price paid for a mixed use building was The Chocolate Factory building located at 275 Park Avenue in Clinton Hill, which consists of 7 contiguous buildings totaling 123 loft apartments, ground-floor retail and parking; the property sold for \$68M in August.

### Price Per SF

The average price per square foot of mixed use buildings in Brooklyn in 2014 was \$317. The Greater Downtown Brooklyn region was the region with the highest average price per square foot at \$549/SF. The mixed use building that sold with the highest price per square foot was 279 Bedford Avenue in Williamsburg, which sold for over \$1,400/SF.



The building at 53 Broadway in Williamsburg was the second largest trade at \$59M equal to \$722/SF.



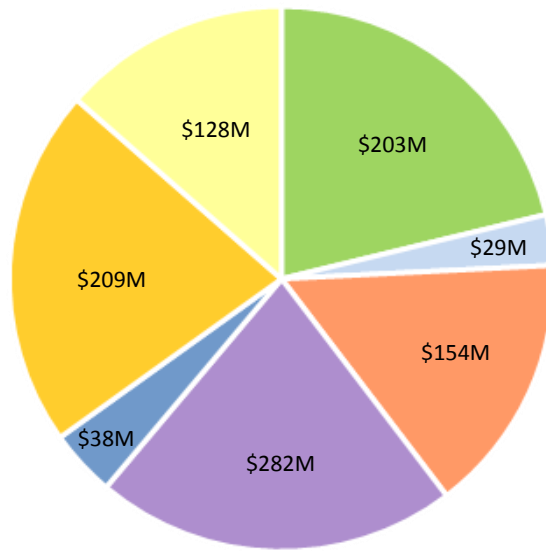
Price per SF

### Transaction and Dollar Volume

There were a total of 636 sales of mixed use buildings in Brooklyn in 2014 with a total consideration of over \$1B. The Bed Stuy/Bushwick/Crown Heights region had the highest number of sales with a total of 153 sales. The Greater Downtown Brooklyn region saw the highest dollar volume of mixed use buildings with a total of approx. \$282M in total consideration representing 79 sales with a total of over 583K SF and an average transaction of approx. \$3.6M.



The Chocolate Factory building located at 275 Park Avenue, located in Clinton Hill, consists of 7 contiguous buildings totaling 123 loft apartments, ground-floor retail and parking. The property sold for \$68M in August, which was the highest price paid for a mixed use property in 2014.



Approx. Total \$ Volume in Millions