

555 *Fifth*

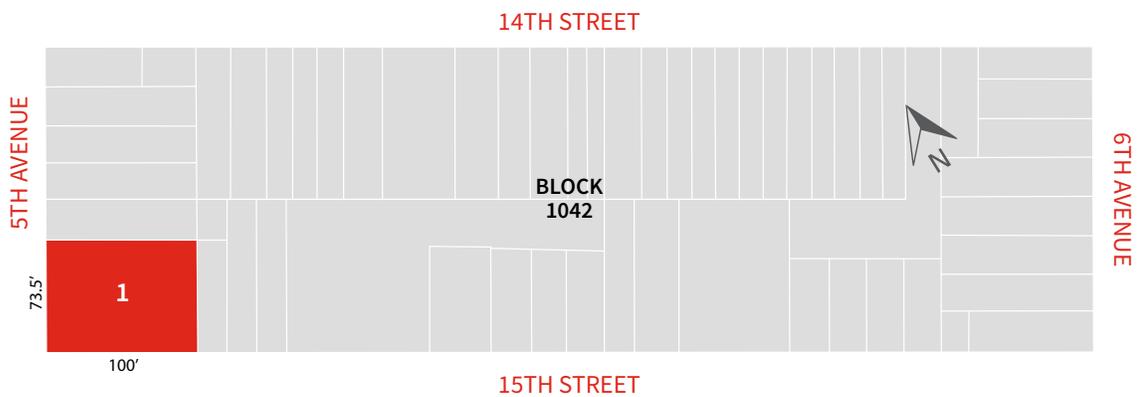
Prime Corner Leased to Credit Tenants

*Two-story commercial building
in the heart of Park Slope, Brooklyn*





TAX MAP



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1042/1

Block/Lot

7,350 SF

Lot Size 73.5' x 100' (Irreg.)

3

Units

13,800 GSF

1st Floor: 7,300 SF

2nd: 6,800 SF

Basement: 7,300 SF

21,016 SF

Gross Leaseable Area

C4-3A

Zoning Designation

8,250 BSF

Available Air Rights

ICAP

Eligible Tax Benefits

JLL has been retained on an exclusive basis to represent the sale of 555 Fifth Avenue, a two-story retail building in Park Slope, Brooklyn. The building is anchored by two credit tenants, and expects to benefit from the issuance of a 15-year ICAP Tax Benefit.

National Credit Tenants



SHERWIN WILLIAMS

Premier Retail Location:

Stretching from Flatbush Avenue to Prospect Avenue, the Park Slope Shopping District is concentrated on 5th Avenue. In this area, consumers spend 80% more than the national average on apparel, services, entertainment and food¹.

Strong Fundamentals:

Leased to national credit tenants.

Tax Benefits:

The Property expects to benefit from the issuance of a 15-year ICAP tax benefit.

Manhattan in 20 Minutes:

Just two blocks from the Prospect Avenue [®] subway, the property has quick access to Downtown Brooklyn (15 minutes) and Manhattan's Financial District (20 minutes). Also 2 blocks from the Brooklyn-Queens Expressway (I-278) and Prospect Expressway (Rt 27) the property has immediate access to major thoroughfares throughout the NY Metro area.

1) JLL Research; ESRI

VIBRANT RETAIL LANDSCAPE

The traditional boundries are Prospect Park to the east, Fourth Avenue to the west, Flatbush Avenue to the north, and Prospect Expressway to the south. This neighborhood is home to a diverse population that includes young professionals and new families who have flocked to the area in recent years.



STACKING PLAN

Second Floor Plan

6,800 SF

Tenant: *Crunch Fitness*

(lease expires November 30, 2032)

First Floor Plan

7,300 SF

Tenants:

Crunch Fitness,

(lease expires November 30, 2032)

Sherwin Williams

(lease expires March 31, 2028)

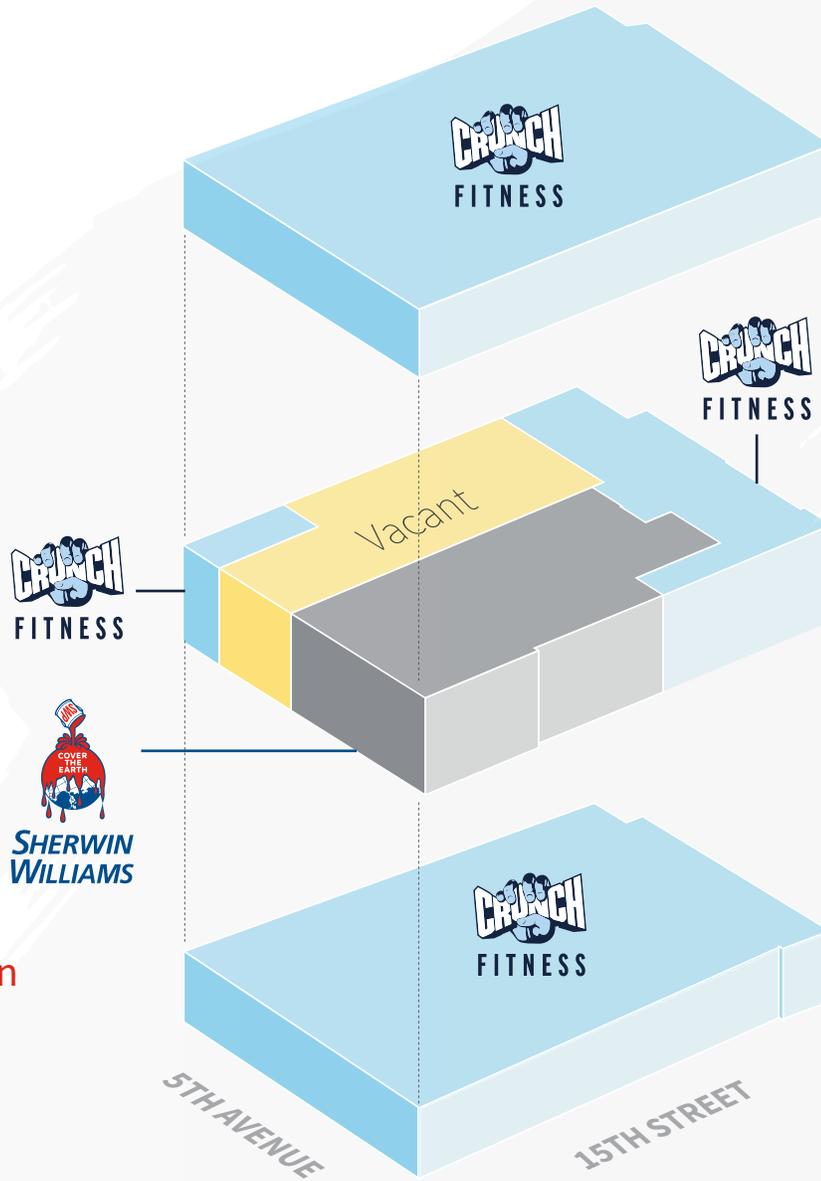
& [Vacant]

Basement Floor Plan

7,300 SF

Tenant: *Crunch Fitness*

(lease expires November 30, 2032)



COMMERCIAL RENT ROLL

GROSS RENTS

UNIT	NSF	LXD	INCREASES	RENEWAL OPTIONS	PPSF	RENTS	ANNUAL RENT
Crunch Fitness ¹	15,900	11/30/2032	2% annually (including options)	1 Five Year Option	\$50	\$66,326	\$795,906
Sherwin Williams	2,923	3/31/2028	12% every 5 years (including options)	2 Five Year Options	\$103	\$25,000	\$300,000
Vacant Unit ²	2,193	N/A	n/a	n/a	\$85	\$15,533	\$186,405

TOTAL

21,016

\$106,859

\$1,282,308

1) Crunch Fitness rent increases every year starting 12/1

2) Assumes vacant unit is projected at market rent with \$85/PSF

555 Fifth

For additional information, please contact exclusive agents

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