

FOUR BUILDING, 16-UNIT CONDO PORTFOLIO
Clinton Hill | Brooklyn, NY

98-106

CLIFTON PLACE

RIPCO
INVESTMENT SALES



98-106 Clifton Place

CLINTON HILL | BROOKLYN, NY

RIPCO Investment Sales is introducing our signature Clinton Hill portfolio of 4 multifamily walkup buildings. The asset is ideally positioned for a value-add refresh and condo exit or a strategic long-term hold in one of Brooklyn's most sought-after residential markets with limited residential inventory.

KEY INVESTMENT HIGHLIGHTS

Well-maintained property with minimal upkeep

Condo lots already assigned

No rent stabilization/regulation

Clear path to exit

Significant savings over gut-rehab or ground-up condo development

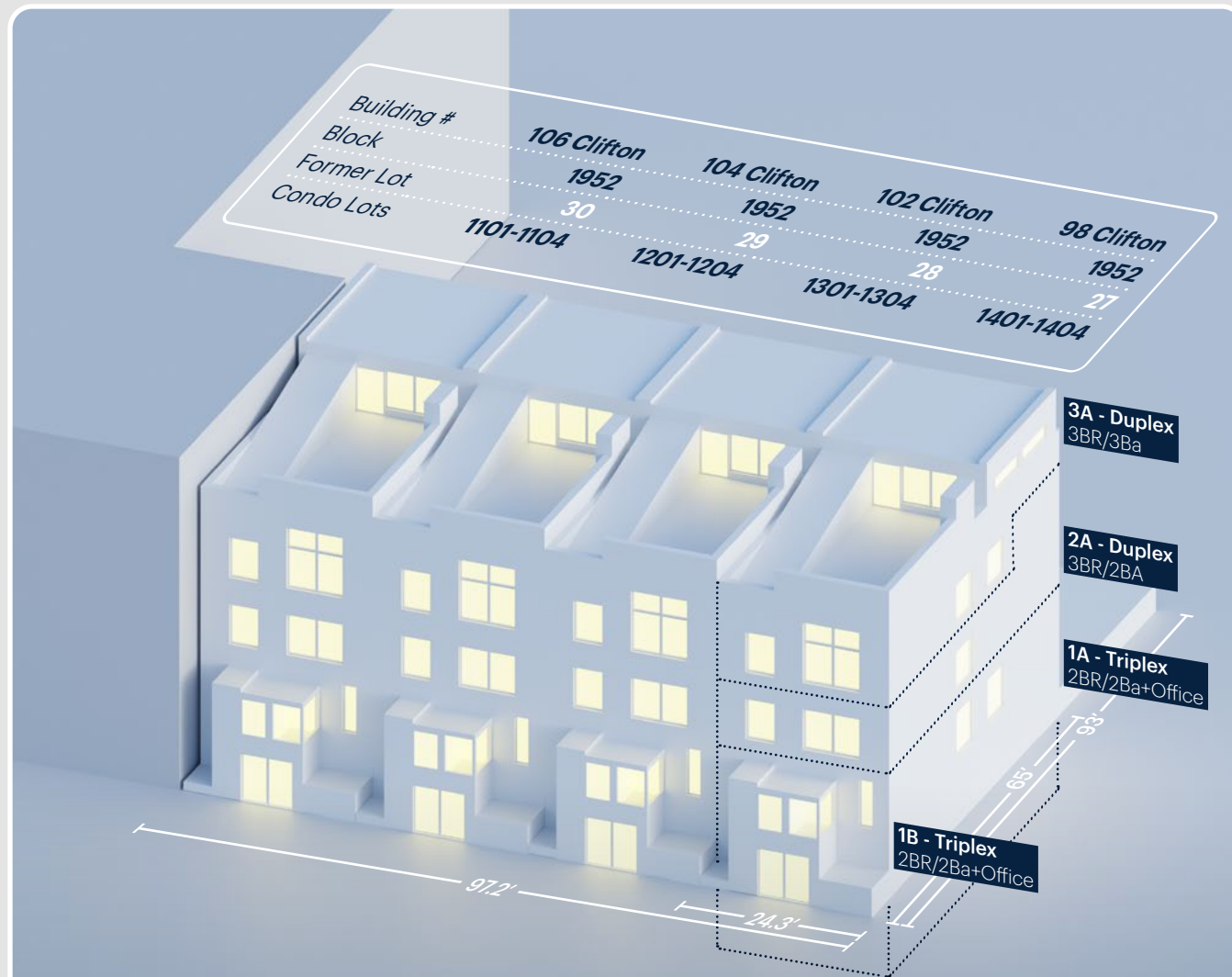
Value-add strategy: high-impact refresh of existing finishes & fixtures

In-place cash flow, offsets holding costs during renovation period

Submarket condo sellouts upwards of \$1,350/SF

** see recent comparables on following pages*

Asset Configuration



The portfolio comprises 4 buildings constructed in 2003 with a combined total of 16 condominiums across 25,220 GSF.

Each building is approximately 6,300 GSF and hosts 4 FM units.

- Two triplexes span lower, ground and second levels with shared access to rear yard.
- Upper floors are configured as two duplexes with private outdoor terraces.

The units range from 1,300 SF to 1,700 SF and feature hardwood floors, sash windows, and open-plan layouts. Buildings also have private outdoor space and shared laundry facilities.

Further modernizations and low-touch, high-impact enhancements have the potential to substantially improve the appeal of this boutique condo complex.

\$1.02 Million
Gross Annual Revenue (In-Place)

\$100K-175K/Unit
Projected Renovation Costs

\$1,350/SF
Avg. Condo Sales in Clinton Hill

\$32+ Million
Projected Sellout (At current market avg. \$/SF)

ADDITIONAL SPECS

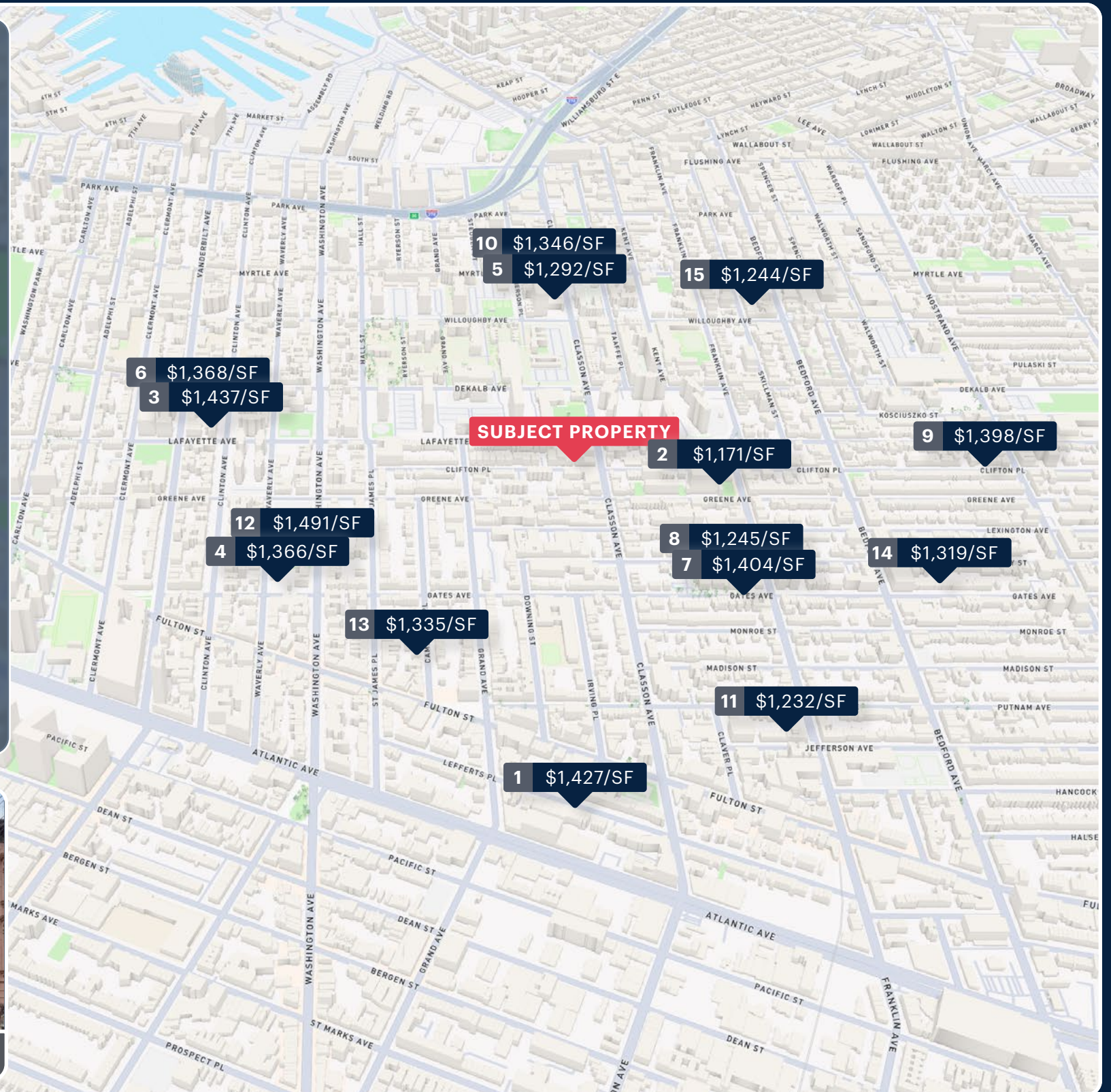
Gross Residential SF	25,220 GSF
Net Residential SF	23,800 NSF
Unit Size (1A line)	1,410 SF
Unit Size (1B line)	1,360 SF
Unit Size (2A line)	1,485 SF
Unit Size (3A line)	1,695 SF
Combined Tax Assessment	\$1,443,266
Individual Condo Tax Class	2C
Combined Taxes (24/25)	\$180,408



Recent Condo Sales

CLINTON HILL MARKET

	Address	Unit	Date	Sale Price	Size	\$/SF
1	94 Lefferts Place	#2	May 2, 2025	\$1,418,000	994 SF	\$1,427/SF
2	347 Greene Avenue	#2B	March 13, 2025	\$779,000	665 SF	\$1,171/SF
3	338 Clinton Avenue	#5	February 28, 2025	\$1,250,000	870 SF	\$1,437/SF
4	65 Gates Avenue	#C	February 27, 2025	\$855,000	626 SF	\$1,366/SF
5	218 Classon Avenue	#2	January 27, 2025	\$1,825,000	1,412 SF	\$1,292/SF
6	217 Lafayette Avenue	#1	January 15, 2025	\$2,895,000	2,117 SF	\$1,368/SF
7	252 Gates Avenue	#2	December 16, 2024	\$1,300,000	926 SF	\$1,404/SF
8	97 Quincy Street	#2R	December 9, 2024	\$625,000	502 SF	\$1,245/SF
9	312 Clifton Place	#2	November 14, 2024	\$1,060,000	758 SF	\$1,398/SF
10	218 Classon Avenue	#4B	October 16, 2024	\$1,350,000	1,003 SF	\$1,346/SF
11	27 Jefferson Avenue	#3	July 26, 2024	\$1,375,000	1,116 SF	\$1,232/SF
12	466 Washington Avenue	#3	June 20, 2024	\$1,200,000	805 SF	\$1,491/SF
13	132 Cambridge Place	#4	May 29, 2024	\$1,750,000	1,311 SF	\$1,335/SF
14	347 Gates Avenue	#2A	March 12, 2024	\$1,080,000	819 SF	\$1,319/SF
15	169 Skillman Street	#2	February 13, 2024	\$975,000	784 SF	\$1,244/SF



218 Classon



97 Quincy



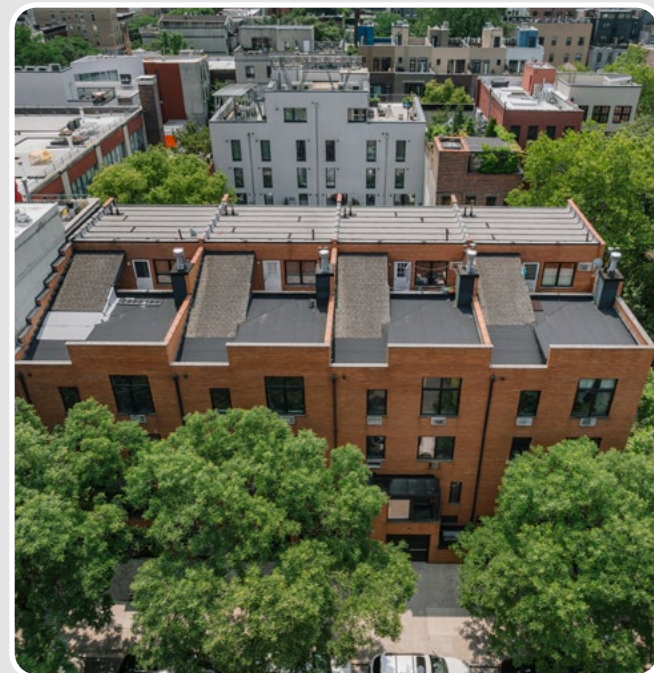
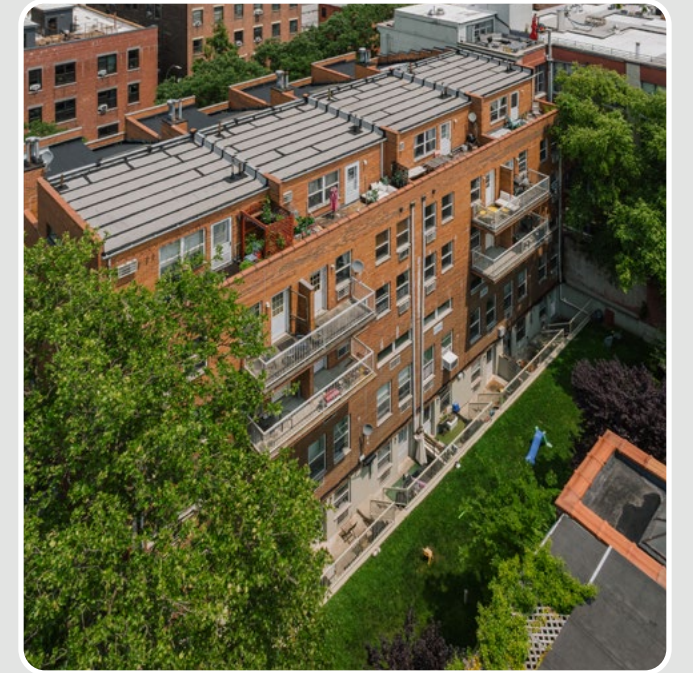
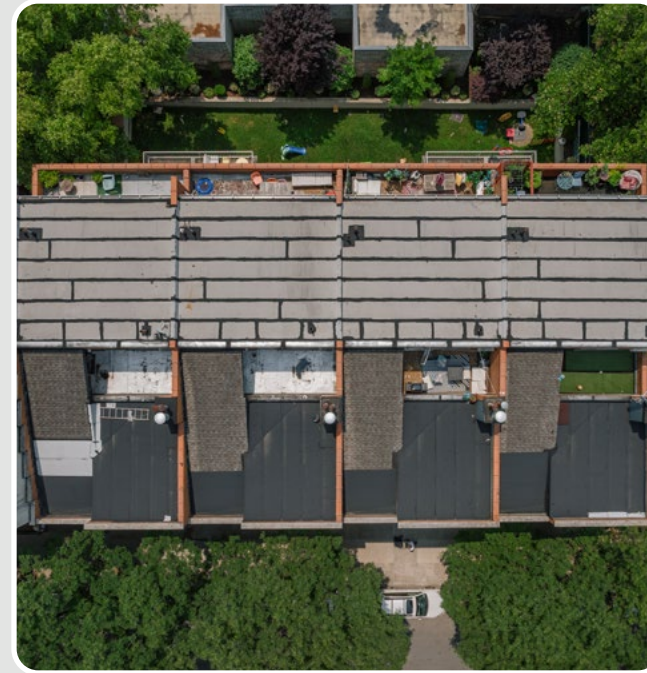
466 Washington



132 Cambridge







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SALES & FINANCING INQUIRIES

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SUBMIT OFFERS

Asking Price