INCLUSIONARY AIR RIGHTS FOR SALE - CB2 BROOKLYN



THE OPPORTUNITY

Ariel Property Advisors has been retained to market the disposition of more than 140,000 square feet of inclusionary air rights (IARs) in Brooklyn's Community Board 2. This offering is an opportunity for owners of eligible properties to significantly enlarge the size of market rate developments located in Community Board 2 or within 1/2 mile radius of the generating site. For example, properties located in a R10 or equivalent zoning district can increase their FAR from 10.0 to 12.0, providing an oustanding opportunity to maximize both the floor area and value of a development site.

INCLUSIONARY AIR RIGHTS

140,000+ buildable square feet that can be sold partially or in their entirety.

GEOGRAPHIC VIABILITY

Only properties that meet the IAR requirements in Brooklyn's Community Board 2 or within a 1/2 mile radius of the generating site (112 St. Edwards Street in Fort Greene) are eligible receiving sites.

APPLICABLE ZONING IN CB2

Eligible receiving sites are located in either C5-4, C6-4 or C6-4.5/DB zoning districts or in Inclusionary Housing Designated Areas.

OWNERSHIP REQUESTS PROPOSALS

FOR MORE INFORMATION PLEASE CONTACT OUR EXCLUSIVE SALES AGENTS AT 212.544.9500 / arielpa.nyc

Shimon Shkury x11 sshkury@arielpa.com Michael A. Tortorici x13 mtortorici@arielpa.com

ci x13 Sean R. Kelly x59 skelly@arielpa.com Victor Sozio x12 vsozio@arielpa.com FOR FINANCING INFO

Paul McCormick x45 pmccormick@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal course! should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. November 22, 2021 903 AM