



Rosewood Realty Group closes \$30.91 million in Brooklyn sales; Jungreis and Guttman secure \$7.3 million sale in Crown Heights

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Rosewood Realty Group arranged the following deals totaling \$30.91 million:

- * The \$7.3 million sale of 1193, 1199 & 1205 Eastern Parkway in Crown Heights. The 53,908 s/f three contiguous four-story walk-up apartment buildings with 49 apartments was built in 1912. It sold for 11 times the rent roll. Aaron Jungreis represented the seller, Eastern Parkway Corp. and Michael Guttman represented the buyer, 1193-1205 Eastern Residences, LLC.
- * The \$6.5 million sale of 3000 Brighton 12th St. in Brighton Beach. The 33,800 s/f four-story walk-up apartment building with 41 apartments was built in 1931. Guttman represented the seller, Seaview Realty NY LLC and Jungreis represented the buyer, Brighton 12 LLC.
- * The \$4 million sale of 142-144 Decatur St. in Bedford-Stuyvesant. The 15,520 s/f four-story walk-up apartment building with 20 apartments and two commercial units was built in 1910. Guttman represented buyer, a private investor and Jungreis represented the seller, 142 Decatur Ft. LLC.
- * The \$4 million sale of 2940 & 2950 Ocean Ave. in Sheepshead Bay. The 105,000 combined s/f two contiguous buildings were built in 1930. They feature 41 unsold sponsor co-op apartments of 126 units in the two four-story elevator buildings. Guttman represented the seller, a private investor and Jungreis represented the buyer, also a private investor.
- * The \$2.9 million sale of 1239 & 1243 36th St. and 159 Tehama St. in Kensington. The three contiguous 28, 872 s/f walk-up apartment buildings with 28 apartments were built in 1931. Jonathan Birnbaum represented the seller, a private investor and David Scheer represented the buyer, a local investor.
- * The \$2.4 million sale of 369 Ocean Ave. in Flatbush. The 11,036 sq. ft. four-story elevator apartment building with 16 apartments was built in 1931. Jungreis represented the seller, 369 Ocean Properties, LLC and the buyer, a local investor, along with Rafael Toledano of Weissman Realty.
- * The \$2.15 million sale of 240 Prospect Park West in Park Slope. The 5,880 s/f four-story walk-up apartment building with six apartments and two commercial units was built in 1907. Guttman represented the buyer, 240 Ppw Residences LLC and Jungreis represented the seller, 240 Ppw.LLC.
- * The \$1.66 million sale of 497 Dean St. in Prospect Heights. The 7,152 s/f four-story walk-up apartment building with eight apartments was built in 1930. Guttman represented the buyer, a local investor and Jungreis represented the seller, 497 Dean LLC.