SALES CORP CAPITAL

CONEY ISLAND WORKFORCE1 HUB

Investor Site Plan & Property Overview



Site: Coney Island, Brooklyn | **Assemblage:** approximately 197,816 SF across four contiguous blocks | **Current zoning:** C7

Important: The SCC campus image above is a conceptual development vision. It is not a survey, zoning exhibit, architectural construction document, or representation of approved development.

1. PROPERTY ASSEMBLAGE — INVESTOR SITE PLAN

The broker-provided property package describes “The Coney” as a large development site in Coney Island, Brooklyn, spanning approximately 197,816 square feet across four contiguous blocks and fronting Surf Avenue. The assemblage includes multiple lots within Blocks 7074, 8694, 8695 and 8696.

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THE OPPORTUNITY

CONEY ISLAND MOMENTUM

The peninsula is in the midst of a generational transformation, with thousands of residential units delivered or in the pipeline, major public infrastructure investment, and year-round destination traffic driving demand for large-format entertainment and mixed-use development.

IMMENSE LAND OPPORTUNITY

±197,816 SF of contiguous land assemblage fronting Surf Avenue, one of the largest controlled sites in the amusement district, steps from the boardwalk, Luna Park, Maimonides Park, and the Stillwell Avenue terminal (D/F/N/Q).



PRIME REZONING CANDIDATE

Positioned within an area of sustained public and private investment, the site presents a compelling ULURP rezoning case for residential development, consistent with the city's push to unlock housing on underutilized commercial corridors.

RARE C7 ZONING FLEXIBILITY

One of the only C7-zoned districts in New York City, permitting large-scale entertainment, amusement, and commercial uses as-of-right — an ideal fit for a stadium, arena, concert venue, hospitality, or institutional user seeking transit-served waterfront land.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BKREA

Block	Lot numbers listed in broker package	Lot SF*	Current zoning
7074	256, 310, 360	53,466	C7
8694	1, 5, 11, 12, 414, 419, 14, 25, 30, 33	55,835	C7
8695	61, 64, 72, 433	65,627	C7
8696	35, 37, 44, 47, 48, 49, 50	22,888	C7
TOTAL	**Four-block assemblage**	**197,816**	**C7**

*The broker package contains a discrepancy in the block-by-block square-foot figures: its property/building table lists Block 8695 at 65,627 SF and Block 8696 at 22,888 SF, while an earlier narrative page lists 55,594 SF and 32,921 SF, respectively. Both sets sum to the stated 197,816 SF. The block-level figures should be verified against the survey, title, tax lots and broker/seller documentation before investment or underwriting.

2. ZONING, DEVELOPMENT CAPACITY & UNDERWRITING DATA

Broker-provided zoning and development metrics are reproduced below for investor diligence. They should be confirmed by zoning counsel, the owner/broker and applicable City agencies before reliance in a financial model.

Metric	7074	8694	8695	8696	Full Assemblage
Lot SF	53,466	55,835	65,627	22,888	197,816
Current zoning	C7	C7	C7	C7	C7
Current FAR	2.60	4.32	2.60	4.00	3.32
Current ZFA	139,012	241,404	144,544	131,684	656,644
Assessment (25/26)	$1,894,320	$4,086,470	$1,961,550	$1,762,650	$9,704,990
Property tax (25/26)	$161,451	$439,786	$180,793	$150,971	$933,001

PROPOSED / POTENTIAL REZONING REFERENCES IN BROKER MATERIALS

Reference in package	Residential / MIH	Commercial	Community Facility	Reported total ZFA
Proposed rezoning shown in property table: R7D / C2-4	—	—	—	1,424,275 SF*
Full assemblage section: R8A / C6-2A	1,424,275 SF	1,186,896 SF	1,285,804 SF	1,424,275 SF*

*The source document uses inconsistent labels/figures across its zoning sections. It should not be treated as a final zoning determination. For an investor package, these figures should be presented as broker-reported development scenarios pending confirmation.

3. LOCATION, ACCESS & MARKET CONTEXT

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TRANSIT OVERVIEW

Located in the heart of Coney Island, the property offers outstanding transit connectivity in one of Brooklyn's premier waterfront destinations. Just steps from the Coney Island–Stillwell Avenue subway terminal, it provides direct access to the D, F, N, and Q subway lines, offering convenient service to Downtown Brooklyn, Midtown Manhattan, the Upper West Side, Queens, and the Bronx with minimal transfers. The station's close proximity makes this one of the most transit-accessible locations in Southern Brooklyn.

In addition to the Stillwell Avenue terminal, the West 8th Street–New York Aquarium station is within walking distance, providing another access point to the F and Q lines. Multiple MTA bus routes—including the B36, B68, B74, and B82—serve the surrounding area, offering convenient connections throughout southern Brooklyn and neighboring communities.

The location is also within walking distance of many of Brooklyn's most recognizable destinations, including the Coney Island Boardwalk, Luna Park, Maimonides Park, the New York Aquarium, and the beach. This combination of extensive subway service, local bus connections, and year-round visitor activity makes the area highly accessible for residents, employees, businesses, and visitors alike.



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BKREA

TRANSIT	D, F, N and Q subway service at Coney Island–Stillwell Avenue; F and Q service at West 8th Street–New York Aquarium.
BUS	Broker package identifies B36, B68, B74 and B82 routes serving the surrounding area.
DESTINATIONS	Coney Island Boardwalk, Luna Park, Maimonides Park, New York Aquarium and the beach are identified as nearby destinations.
POSITIONING	The broker package describes the site as waterfront-adjacent, transit-served and positioned near the Coney Island amusement district.

Investor positioning: SCC's proposed Workforce1 Hub concept is intended to occupy a large-scale, transit-accessible Coney Island campus. The attached SCC concept should be evaluated separately from the broker's existing-property and zoning materials; it illustrates the sponsor's intended program and site organization rather than an approved development plan.

4. SCC CONCEPTUAL CAMPUS PLAN — INVESTOR VISION

The following is the sponsor's conceptual Workforce1 Hub vision. It is included to communicate intended program, not to represent final architecture, zoning approval, engineering, entitlement, or construction documentation.



Program shown in sponsor concept: main administration/reception; training blocks; classrooms and labs; specialized-industry training; advanced skills/simulation space; parking/loading; computer/AI lab; licensing-prep rooms; multipurpose space; cafeteria/lounge; career services; partner offices; and employee support. The concept also depicts 500 paid W-2 participants at $2,500/month for a six-month training program. Those program economics are sponsor assumptions and are not contained in the broker property package.

5. INVESTOR DUE-DILIGENCE CHECKLIST

1	Confirm ownership, seller authority, purchase terms and current asking price.
2	Order/verify ALTA survey, title report, tax lots, easements, restrictions and environmental records.
3	Confirm the exact 197,816 SF assemblage and reconcile the block-level square-foot discrepancy in the broker package.
4	Obtain written zoning/land-use confirmation for current C7 zoning and any proposed rezoning scenario.
5	Confirm allowable FAR/ZFA, MIH requirements, commercial/community-facility assumptions and any ULURP or other entitlement path.
6	Evaluate existing buildings on Blocks 8694 and 8695, including condition, occupancy, demolition/adaptive-reuse implications and costs.
7	Complete market, construction-cost, schedule, financing, insurance, tax and operating analysis before investment underwriting.
8	Define SCC's role, development partner role, sources/uses, equity requirements, debt structure and public-sector participation separately from the property facts.

BROKER CONTACTS IN THE ATTACHED PROPERTY PACKAGE

Bob Knakal — Chairman & CEO — 917-509-9501 — bk@bkrea.com
Joseph Tawil — Senior Associate — 732-697-8262 — joseph.tawil@bkrea.com
Baruch Edelkopf — Managing Director — 646-919-2446 — baruch@bkrea.com

Source / disclaimer: Property facts in this investor site-plan package are based on the broker-provided "The Coney" property materials supplied by the sponsor. The broker materials expressly state that information has not been independently verified and that prospective parties should conduct their own investigation and due diligence. This document is an investor presentation aid, not a legal opinion, appraisal, survey, zoning determination, offering memorandum, or commitment to finance or develop the property.