Mercer Crossing – *Dallas, TX*

Factory at Garco – *North Charleston, SC*

Pointe at Lenox Park – *Atlanta, GA*

Investor Presentation

March 13, 2018

Safe Harbor

Certain information contained in this presentation, together with other statements and information publicly disseminated by BRT Apartments Corp. (the “Company”), constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities and Exchange Act of 1934, as amended. These statements involve assumptions and forecasts that are based upon our current assessments of certain trends, risks and uncertainties, which assumptions appear to be reasonable to us at the time they are made. We intend such forward-looking statements to be covered by the safe harbor provision for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and include this statement for the purpose of complying with these safe harbor provisions. Information regarding certain important factors that could cause actual outcomes or other events to differ materially from any such forward-looking statements appear in the Company’s Annual Report on Form 10-K for the year ended September 30, 2017 and the Quarterly Reports on Form 10-Q filed with the SEC thereafter, and in particular the sections of such document entitled “Item 1A. Risk Factors” and “Management’s Discussion and Analysis of Financial Condition and Results of Operations”. You should not rely on forward- looking statements since they involve known and unknown risks, uncertainties and other factors which are, in some cases, beyond our control and which could materially affect actual results or performance referred to above. We undertake no obligation to publicly update or revise any forward-looking statements included in this presentation, whether as a result of new information, future events or otherwise.

Our fiscal year begins on October 1st and ends on September 30th. Unless otherwise indicated or the context otherwise requires, all references to a year (*e.g., 2017*), refer to the applicable fiscal year ended September 30th.

BRT Apartments is an owner and operator of Class B value-add and select Class A multi-family assets primarily in superior Sun Belt locations. The Company uses its expert structuring capabilities to maximize return for its stockholders while mitigating risk.

Parkway Grande – *San Marcos, TX*

Vanguard Heights – *Creve Coeur, MO*

Verandas at Alamo Ranch – *San Antonio, TX*

Investments Highlights

Differentiated Strategy

- Focused on growth markets, targeting assets where we can create value using repositioning and renovation programs
- Extensive JV network mitigating risk and expanding our ability to grow into ideal markets
- Purchase price between $20 million and $100 million with an equity contribution of $2 million and $20 million

Stable Portfolio and Robust Pipeline

- Primarily acquire properties with 90+% occupancy
- Strong deal flow from existing network of partners and brokers

Proven Management with Close Alignment of Interests between Management and Stockholders

- Management and affiliates owns 44.9% of the Company's total equity
- Internalized management
- Attractive annual dividend yield of 7.0%[1]

Strong Growth Opportunity

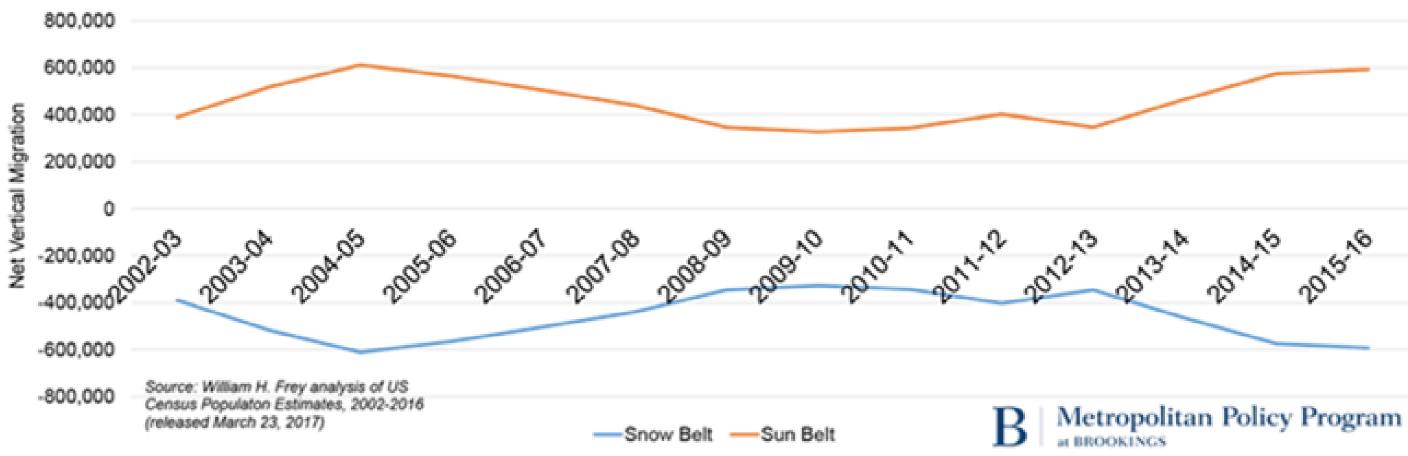
- Target assets in the Sun Belt in areas that have high job growth and relatively low cost of living

 | [1] As of 3/7/2018

Capitalizing on Favorable Multi-family Trends

- Multi-family apartments have seen tremendous growth in recent years due to high demand, driven partially by millennial's preference to rent rather than to buy
- Buying opportunities in Sun Belt markets where cap rates are still attractive with positive net migration in the millennial age group moving into the area
- Middle class renters drive demand in our markets, who are more likely to rent Class B apartments
- We believe we can buy select Class A and Class B apartments that offer attractive yields and growth

Net Migration from Snow Belt to Sun Belt



Proven Senior Management Team

More than 30 Years experience in Multi-family

Jeffrey A. Gould,
President and CEO

President and CEO since 2002

Senior Vice President and Member of the Board of Directors of One Liberty Properties, Inc. (NYSE: OLP) since 1999

Vice President of Georgetown Partners, Inc., managing general partner of Gould Investors L.P. since 1996

David W. Kalish,
Senior Vice President, Finance

Senior Vice President – Finance since 1990

Senior Vice President and CFO of One Liberty Properties Inc. since 1990

Senior Vice President and CFO of Georgetown Partners, managing general partner of Gould Investors L.P. since 1990

Ryan W. Baltimore,
Vice President

Vice President

Corporate Strategy and Portfolio Management

George E. Zweier,
Chief Financial Officer

Vice President and CFO

Mitchell K. Gould,
Executive Vice President

Executive Vice President

Acquisitions and Asset Management

Decades of Demonstrated Success in Multi-family

BRT APARTMENTS

Pre-2012

- Engaged in lending on commercial and mixed use properties
- Significant involvement in multi-family apartments and other real estate assets

2014

- Fully exited lending and servicing business
- Acquired 13 properties with 4,174 units
- Started development of 350 units in Greenville, SC

2016

- Acquired 11 assets, totaling 3,336 units
- Sold 6 properties with 2,206 units
- Completed development of 350 units in Greenville, SC

1983 – 2012 | **2012 - PRESENT**

2012-2013

- Commenced multi-family investing strategy in 2012 and acquired 5 properties with 1,451 units
- In 2013, acquired 9 properties with 2,334 units

2015

- Announced internalization of management
- Acquired 4 properties with 1,506 units
- Sold 3 properties with 1,175 units
- Started development of 271 units in North Charleston, SC

2017

- Acquired 7 assets, totaling 1,728 units
- Acquired a development property with anticipated 402 units
- Sold 7 properties with 1,580 units

 Note: Some numbers reflect development/lease-up units

Differentiated Strategy Creating

Meaningful Value

Focus on Growth Markets

- Target assets with high NOI growth potential
- Create value through re-tenanting, repositioning, and value-add renovations
- Growth through active property management
- High barriers to entry; minimal new development; less institutional competition

JV-Centric Strategy

- JV structure leverages local expertise of joint venture partner network
- Superior flexibility to grow or exit markets versus vertically-integrated REITs

Proven Access to Investment Opportunities

- Significant access to buying opportunities from strong JV partner network
- Broad network of third party management companies and partner relationships
- Flexible acquisition and funding profile; focus on one-off opportunities where major institutional buyers are not active
- BRT's niche is the less competitive, higher returning properties worth up to $100 million

Joint Venture Strategy

Creating Value through Strong Operating Partnerships

Strong Deal Flow

- Receive numerous opportunities from both existing partners and potential partners through a strong network built from the successful lending platform and equity partnerships in the past
- Have never advertised publicly but continue to see strong deal flow

Flexibility

- Ability to enter and exit markets through a strong network
- High “hit-rate” and efficiencies on deals as we only review deals when under contract
- Have the ability to choose best-in-class third party management companies where the partners do not have a vertically integrated platform

Value-Creation through Local Partners

- Local operators with expertise in specific markets provide value-added opportunities through extensive market knowledge
- Able to get “off-market” deals through the partners’ relationships with local brokers and owners

Acquisition Approach and Strategy

Harnessing Partner Network to Facilitate Capital Deployment

ACTIVE CAPITAL PARTNER

Actively involved in operations and asset management

Strong local partner expertise accelerates site selection and enhances diligence process

CONSERVATIVE UNDERWRITING

Efficient underwriting: management primarily considers deals already under contract by JV Partner, resulting in a high "hit rate"

Leverages relationship with JV partner to enhance quality of due diligence

Working with partner maximizes ability to hone in on best locations for investment

TYPICAL DEAL METRICS

$2 million to $20 million equity investment

Generally provide 65% to 80% of equity requirement, pari passu

60% – 70% LTV first mortgage financing

Targeted 7% to 9% cash-on-cash yield day one

Targeted 10% to 20% IRR

Willing to take preferred / senior equity position to enhance returns and mitigate risk

ILLUSTRATIVE VALUE ADD DEAL CAPITALIZATION - $60mm Purchase Price

Before Value Add Program	After Value Add Program
JV Partner: $4mm	**JV Partner:** $6mm
BRT: $16mm	**BRT:** $26mm
Debt: $40mm	**Debt:** $40mm
Equity Breakdown 80% / 20%	**Equity Breakdown 80% / 20%**
$60mm Transaction 67% Leverage	**$72mm Value 56% Leverage**

Focus on Growth Markets

Strategically Concentrated in High Employment Markets

STATE	PROPERTIES[2]	UNITS[2]	% of NOI CONTRIBUTION[4]
Texas	10	2,815	25%
Georgia	5	1,545	11%
Florida	3	1,040	15%
Mississippi	2	776	9%
Missouri	4	775	9%
South Carolina	3	683	7%
Alabama	2	412	8%
Indiana	1	400	3%
Tennessee	1	300	4%
Ohio	1	264	3%
Virginia	1	220	4%
Other[1]	-	-	2%
TOTAL	**33**	**9,230**	**100%**

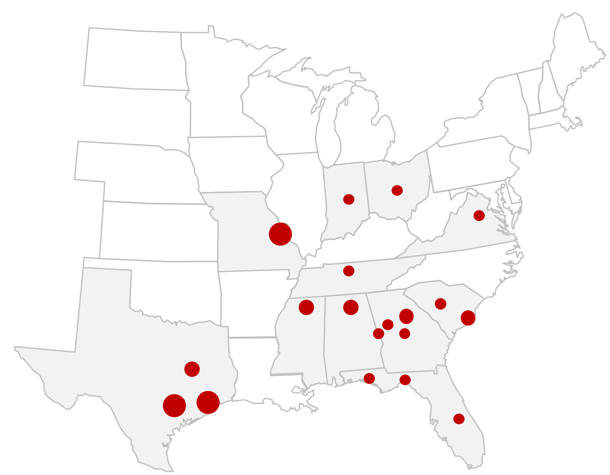
KEY PORTFOLIO FIGURES

Average Monthly Rental Rate[4/5] **$967**

Average Property Age (Years)[2] **21.4**

Average Cost per Unit[3] **$114,396**

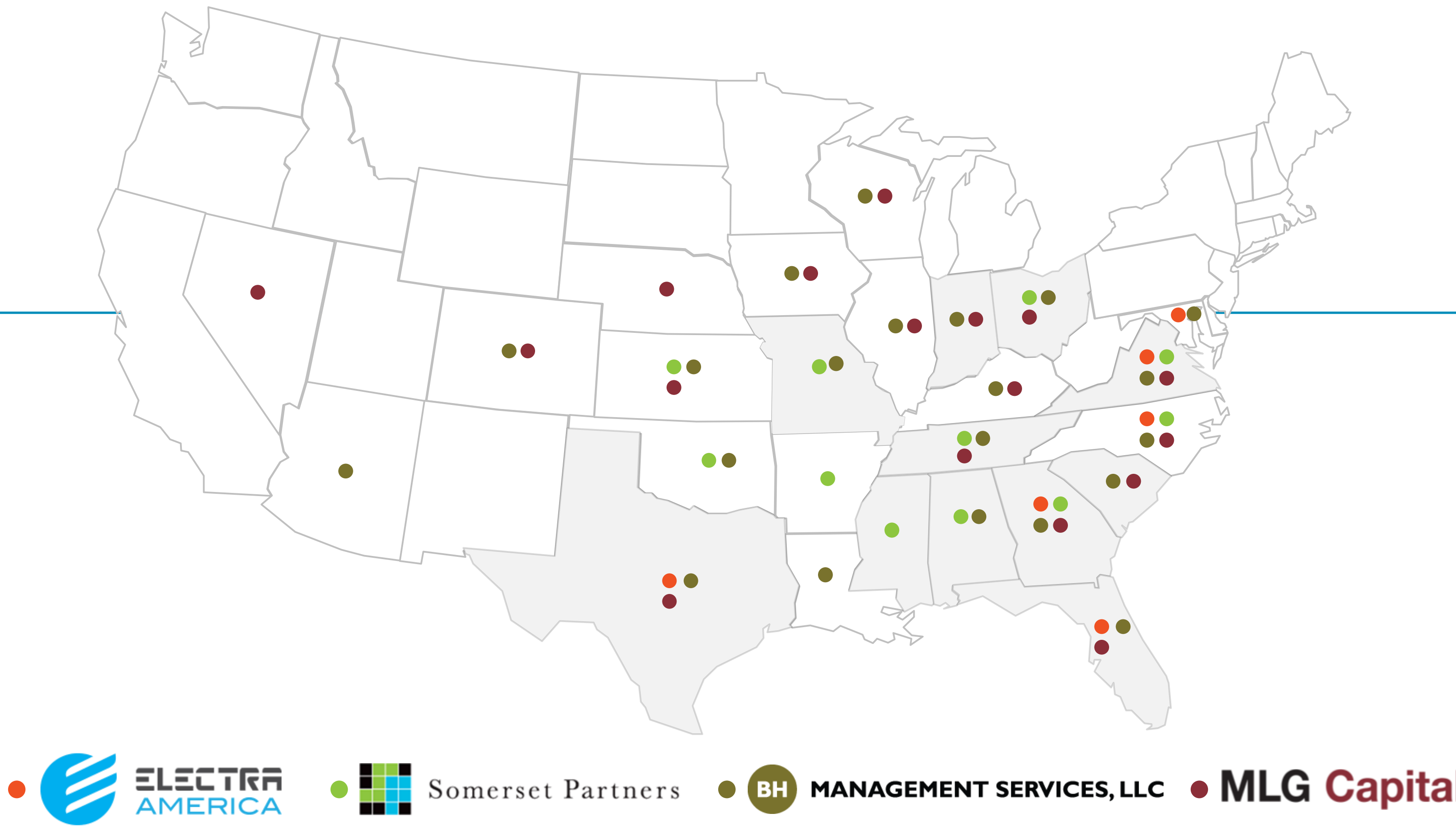
Geographically Diverse Portfolio



[1] Primarily reflects amounts from a commercial leasehold position in Yonkers, NY
[2] As of 3/13/2018; Excludes 402 units under development in West Nashville, TN
[3] As of 3/13/2018. Includes capital reserved for renovations. Excludes development in West Nashville, TN
[4] As of 12/31/2017
[5] Excludes properties that are not stabilized. Stabilized properties include all our consolidated properties, other than those in lease-up or development, and for the 1st quarter 2018, also excludes a Katy, Texas property that was damaged by Hurricane Harvey

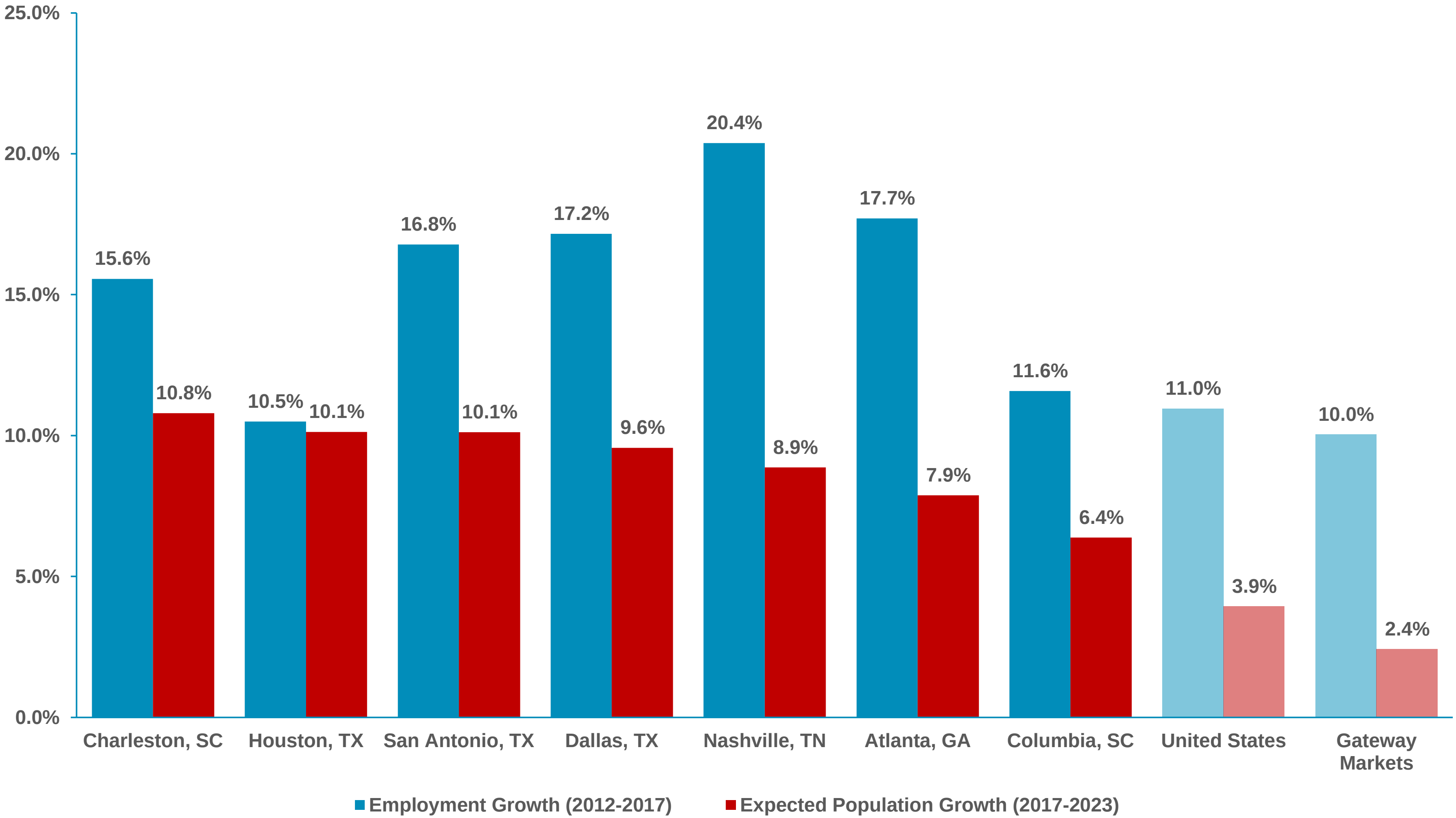
Partnering with Private Owner/Operators

Strong partnerships with national operators who manage/own 100,000+ units



 | Note: Select group of BRT partners

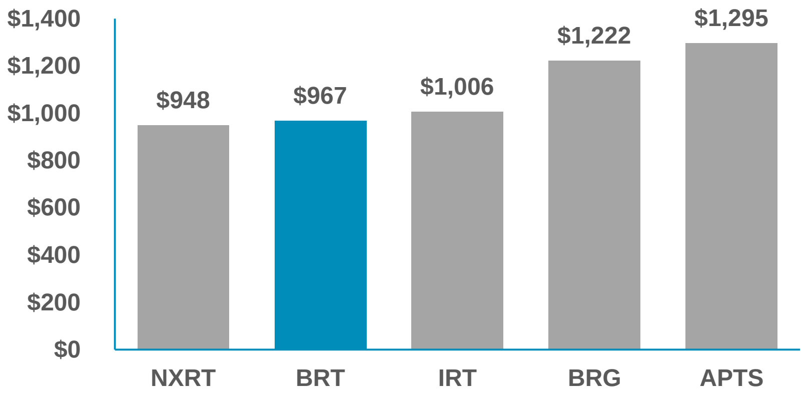
Total Job Growth and Population Growth by Market[1]



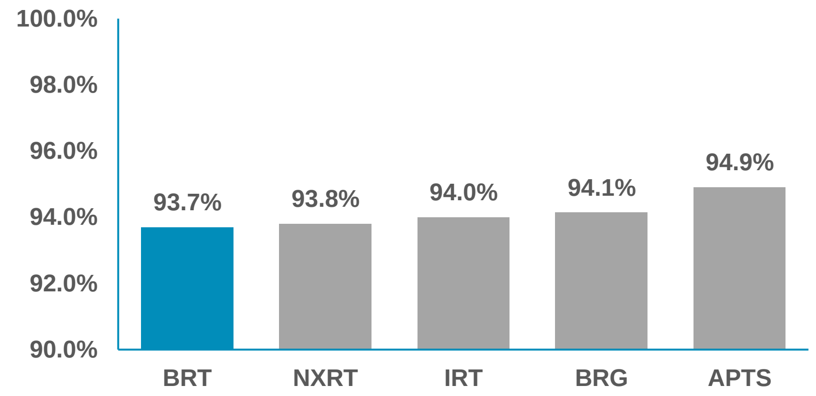
 Source: Bureau of Labor Statistics (August 2017 Data), SNL
[1] Select Southeast and Midwest Locations

Upside in rents due to Strong Value-Add Program and Stable Occupancy

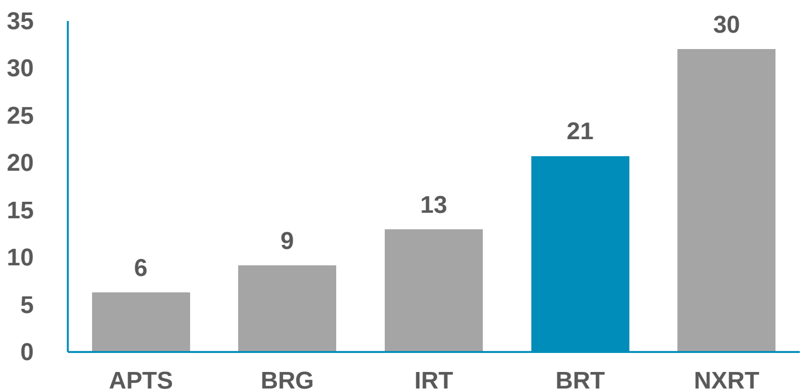
AVERAGE RENT PER UNIT[1]



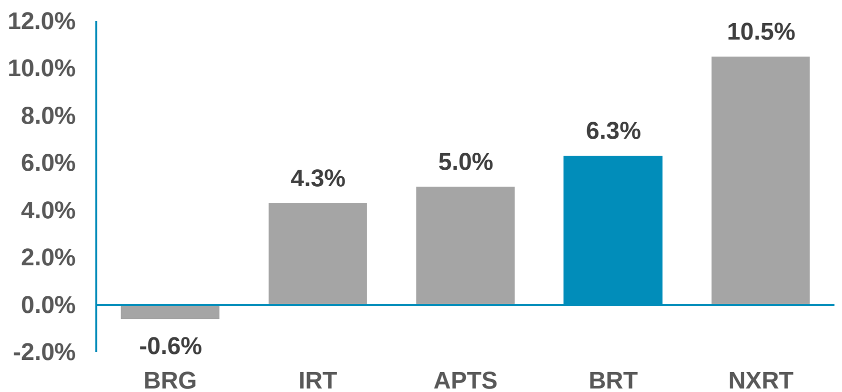
PORTFOLIO OCCUPANCY[1/2]



AVERAGE AGE OF PROPERTY (YEARS)[1]



SAME STORE NOI GROWTH YOY[1]



Source: Company filings, SNL
[1] As of December 31, 2017
[2] Average occupancy for BRT excludes properties that are not stabilized

History of Value Creation

Dispositions

DISPOSITION DATE	PROPERTY NAME	LOCATION	# OF UNITS	BRT SHARE OF GAIN ON SALE	IRR[1]
Feb-15	Water Vistas	Lawrenceville, GA	170	$1.4mm	27.0%
Jul-15	Palms on Westheimer	Houston, TX	798	$3.1mm	23.5%[2]
Jul-15	Ivy Ridge	Marietta, GA	207	$4.6mm	31.7%
Mar-16	Grove at Trinity Pointe	Cordova, TN	464	$4.5mm	21.2%
Mar-16	Mountain Park Estates	Kennesaw, GA	450	$6.3mm	26.0%
Apr-16	Courtney Station	Pooler, GA	300	$4.3mm	13.0%
Jun-16	Madison at Schilling Farms	Colloerville, TN	324	$3.7mm	10.0%
Jun-16	Village Green	Little Rock, AK	172	$0.4mm	10.0%
Sep-16	Sundance	Wichita, KS	496	$5.4mm	32.0%
Oct-16	Southridge	Greenville, SC	350	$9.2mm	27.0%
Oct-16	Spring Valley	Panama City, FL	160	$3.9mm	37.0%
Nov-16	Sandtown Vista	Atlanta, GA	350	$4.7mm	40.2%
Nov-16	Autumn Brook	Hixson, TN	156	$0.5mm	-5.1%
Jul-17	Meadowbrook	Humble, TX	260	$4.6mm	23.5%[2]
Jul-17	Parkside	Humble, TX	160	$2.8mm	23.5%[2]
Jul-17	Ashwood Park	Pasadena, TX	144	$1.7mm	23.5%[2]
Dec-17	Waverly Place Apartments	Melborune, FL	208	$10.0mm	25.0%[3]
Feb-18	Fountains	Palm Beach Gardens, FL	542	$21.3mm	25.0%[3]
	TOTAL		**5,711**	**$92.4mm**	

Note: As of March 8, 2018
Source: Company Filings

[1] Net IRR to BRT after promotes paid out to partners
[2] Represents IRR for portfolio of properties in a crossed joint venture
[3] Represents IRR for portfolio of properties in a crossed joint venture

Development Opportunities

Superior Locations with Limited New Supply

- Pursue Class A / A+ new construction in emerging Southeast US markets
- Willing to provide at least 50% of the required equity
- Garden style or mid-rise construction
- Targeting unlevered stabilized return of at least 7%

CURRENT DEVELOPMENT PROJECTS

Canalside Sola, Columbia SC (rendering)

Bells Bluff, Nashville, TN (rendering)

Location	Estimated Development Cost	Capital Drawn	Planned Units	Status
Columbia, SC	$60,697,000	$31,243,834	338	▪ First C/O anticipated May 2018 ▪ All buildings currently under construction ▪ Temporary leasing office has been delivered
Nashville, TN	$73,263,000	$16,350,133	402	▪ Site work in process ▪ Framing has started on one of four sections

Development Case Study

Greenville, SC

PROPERTY DESCRIPTION	ACQUISITION DATA	DEVELOPMENT	RETURN ON INVESTMENT
▪ Brand new construction in downtown Greenville market ▪ 350 unit mid-rise mixed use apartment complex ▪ Built in 2016	▪ Purchased land for $7mm in January 2014 ▪ Development budget of $51.5mm, or $143,000 per unit	▪ Development was completed on time and budget ▪ Property was sold at the end of lease-up ▪ Oversaturation of Greenville market at time of sale. Provided opportunity to recycle capital effectively.	▪ Property sold in October 2016 for $68mm or $188,888 per unit ▪ Net IRR of 27% to BRT

Value-Add Case Study: Houston Portfolio

Houston, TX

PROPERTY DESCRIPTION

- 3 class B multi-family properties located in Humble, TX and Pasadena, TX
- Built in 1982,1983,1984
- 564 units

ACQUISITION DATA

- Purchased for $22.66mm, or $40,177, per unit, in October 2013
- Blended acquisition cap rate of 6.44% (based on year 1 projection and total cost)
- Capex budget of $1.2mm, or $2,100 per unit

VALUE ADD UPGRADES

- Upgraded interior units with new refrigerators, range/ovens, and dishwashers as well as new flooring in select units
- Upgraded a majority of the units while providing upside to the next buyer with future renovations plans

VALUE ADD PROGRAM RETURN ON INVESTMENT

Before Renovation

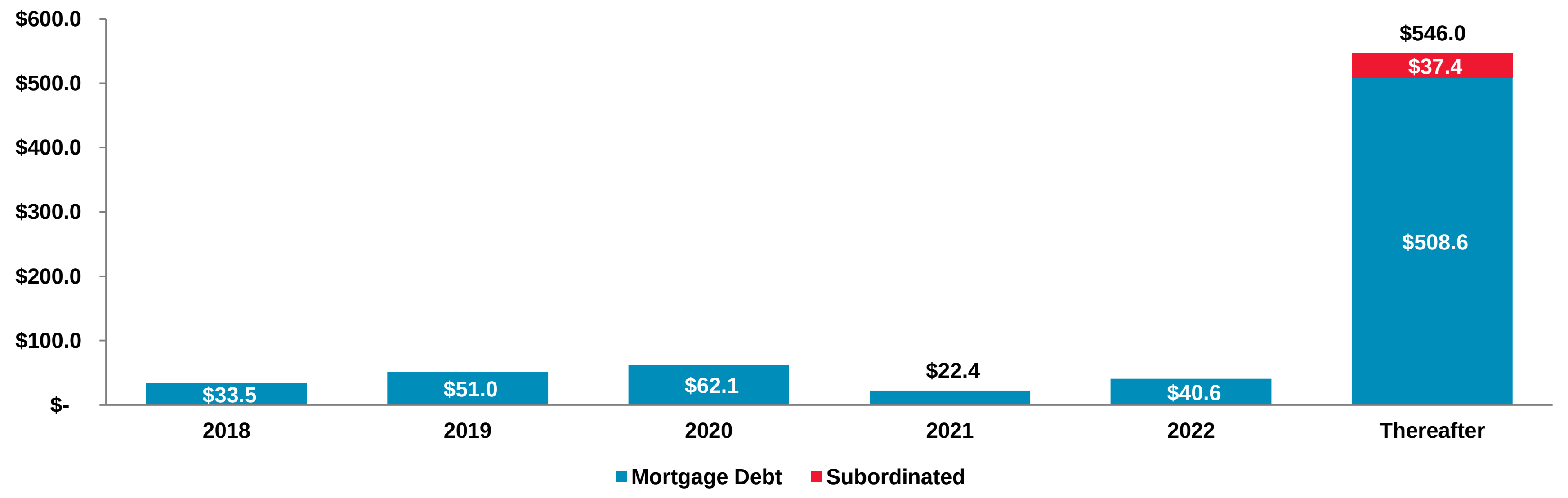
After Renovation

Property	Average Cost Per Unit	Average Monthly Rent Increase	ROI	NOI CAGR over Hold Period
Ashwood	$2,638	$83	38%	18%
Meadowbrook	$2,593	$96	45%	13%
Parkside	$2,886	$86	36%	16%

Well Laddered Debt Maturities

- Weighted average rate on property debt is 4.07% with a weighted averaged remaining term to maturity of 6.9 years[1]
- Attractive corporate level subordinated notes bear interest at the rate of 3M LIBOR+ 200bps and mature in 2036. The rate was 3.17% on 12/31/2017

DEBT MATURITY SCHEDULE



 | Note: All data as of 12/31/2017
[1] Weighted by outstanding mortgage balance

Investment Highlights

Differentiated Strategy

Strong Growth Opportunity

Stable Portfolio and
Robust Pipeline

Proven Management
with Close Alignment of Interests