

84 Hoyt Street

BROOKLYN ■ NEW YORK



OFFERING MEMORANDUM

A (3) story walk-up apartment building consisting of 3 free market apartments and one commercial space.

Cross Streets	Between State Street & Atlantic Avenue
Block/Lot	176/31
Unit Mix	FM: 3 Units (100%)
Lot Size	20' x 75'
Lot SF	1,500 SF
Built Size	20' x 35'
Building SF	3,500 SF; Air Rights: 2,500 SF
Year Built	1899
Zoning	R7A, C2-4
FAR	4
Layout	1/3; 1/4; 1/5 = 12 Rooms
Assessment	\$26,275 (25/26)
Average Rent/Apartment	\$3,333
Average Rent/Room	\$833

Income	Value	% of PGI	\$/Unit
Residential	\$64,800	28.57%	\$21,600
Residential Vacant (1 Unit)	\$55,200	24.34%	\$18,400
Commercial	\$106,821	47.09%	\$35,607
Potential Gross Income	\$226,821	100.00%	\$75,607
Vacancy & Collection Loss	3% Of PGI (\$6,805)	-3.00%	(\$2,268)
Effective Gross Income	\$220,017	97.00%	\$73,339

Expenses	Value	% of PGI	\$/Unit
Real Estate Taxes (25/26)	\$5,214	2.30%	\$1,738
Water & Sewer*	\$2,550	1.12%	\$850
Fuel (Gas)*	Tenants Pay	0.00%	\$0
Electric*	\$600	0.26%	\$200
Insurance*	\$3,800	1.68%	\$1,267
Payroll (Estimated)	\$1,500	0.66%	\$500
Management Fee (3%)	3% Of EGI \$6,601	2.91%	\$2,200
Repairs & Maintenance*	\$1,500	0.66%	\$500
Total Expenses	\$21,765	9.60%	\$7,255

Effective Gross Income:	\$220,017	97.00%	\$73,339
Less Expenses:	\$21,765	9.60%	\$7,255
Net Operating Income:	\$198,252	87.40%	\$66,084

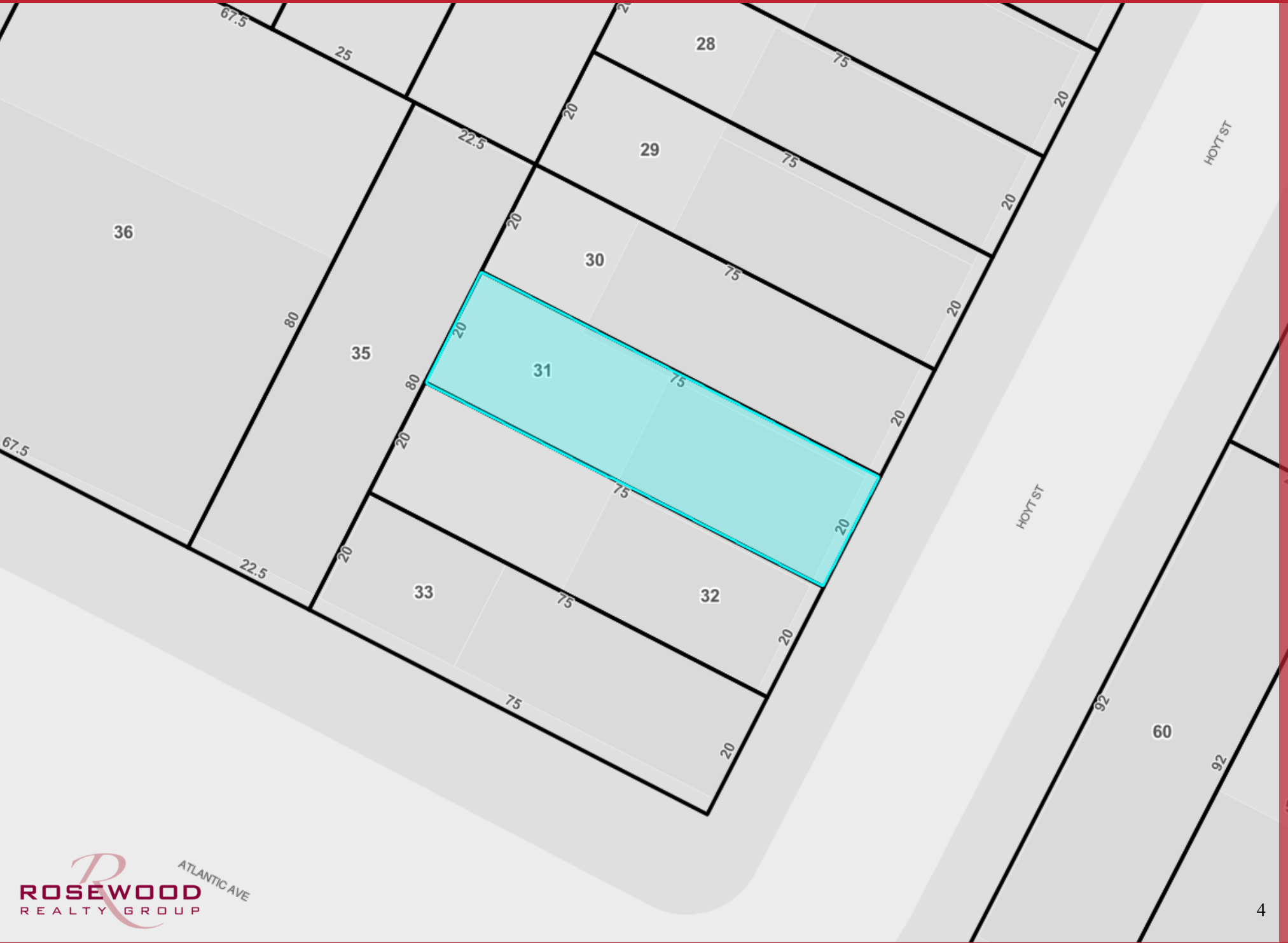
*Derived from December 2025 I&E statement.

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RENT ROLL

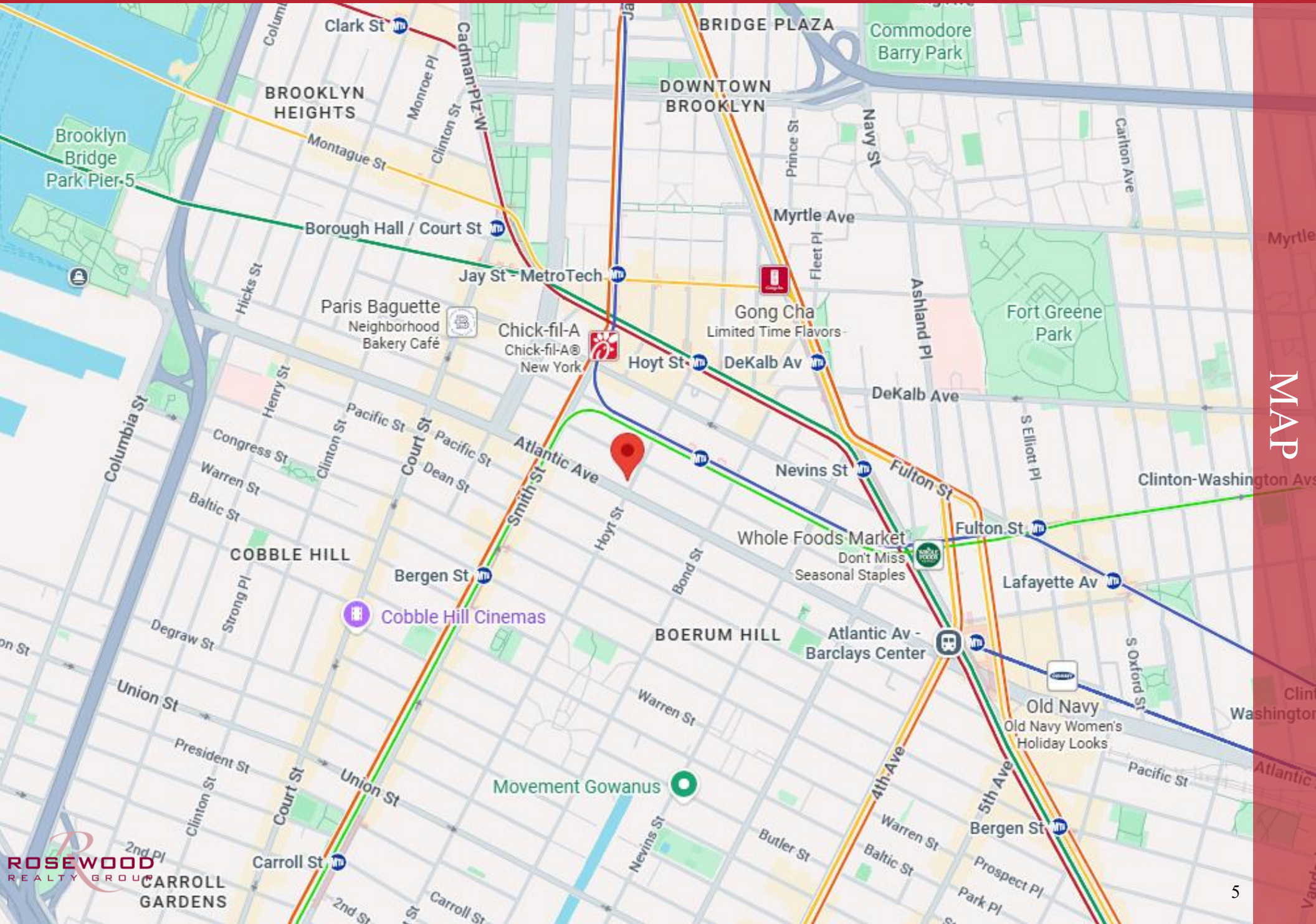
Unit	Tenant	Layout	Rooms	SF	In-Place		Pro Forma		LXP	RPSF
					Monthly Rent	Annual Rent	Monthly Rent	Annual Rent		
Unit 1	Occupied	1/1	3	630	\$ 2,900.00	\$ 34,800.00	\$ 3,000.00	\$ 36,000.00	8/31/2025	\$55.24
Unit 2	Occupied	2/1	4	630	\$ 2,500.00	\$ 30,000.00	\$ 3,600.00	\$ 43,200.00	2/28/2026	\$47.62
Unit 3	Vacant	3/2	5	800	\$ 4,600.00	\$ 55,200.00	\$ 4,600.00	\$ 55,200.00		\$69.00
Residential			12	2,060	\$ 10,000.00	\$120,000.00	\$ 11,200.00	\$134,400.00		\$58.25
Retail 1	Fast and Fresh Burrito Deli, Inc.			1,500	\$ 8,901.79	\$ 106,821.48	\$ 8,901.79	\$ 106,821.48	3/31/2030	\$71.21
Commercial				1,500	\$ 8,901.79	\$106,821.48	\$ 8,901.79	\$106,821.48		\$71.21

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TAX MAP

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