

84 Hoyt Street

BROOKLYN ■ NEW YORK



OFFERING MEMORANDUM

  
ROSEWOOD  
REALTY GROUP

**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	<b>3% Of PGI</b>	(\$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)*	<i>Tenants Pay</i>	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%)	<b>3% Of EGI</b>	\$6,601	2.91% \$2,200
Repairs & Maintenance*	\$1,500	0.66%	\$500
Total Expenses	\$21,765	9.60%	\$7,255

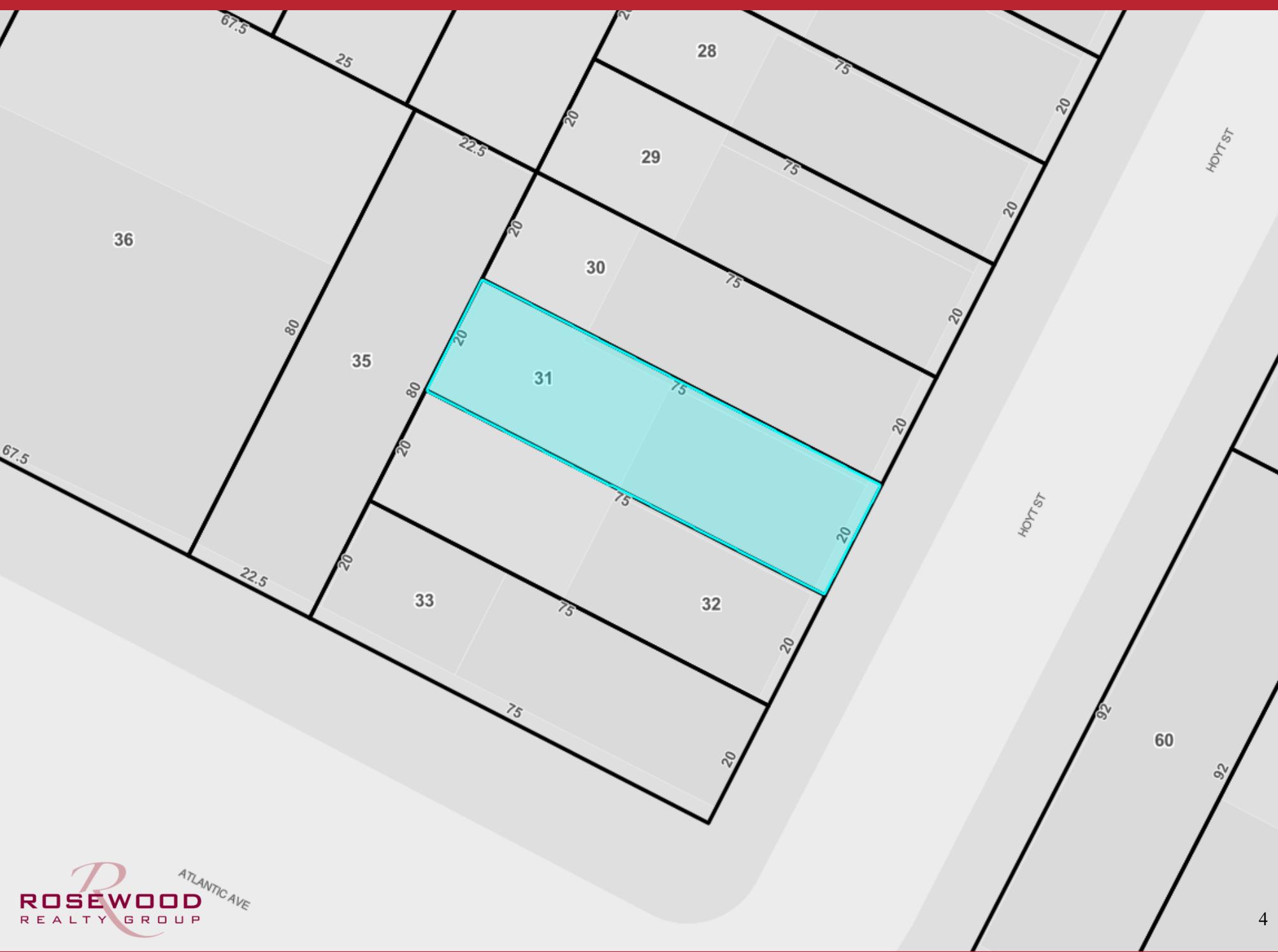
Effective Gross Income:	\$220,017	97.00%	\$73,339
<b>Less Expenses:</b>	<b>\$21,765</b>	<b>9.60%</b>	<b>\$7,255</b>
Net Operating Income:	\$198,252	87.40%	\$66,084

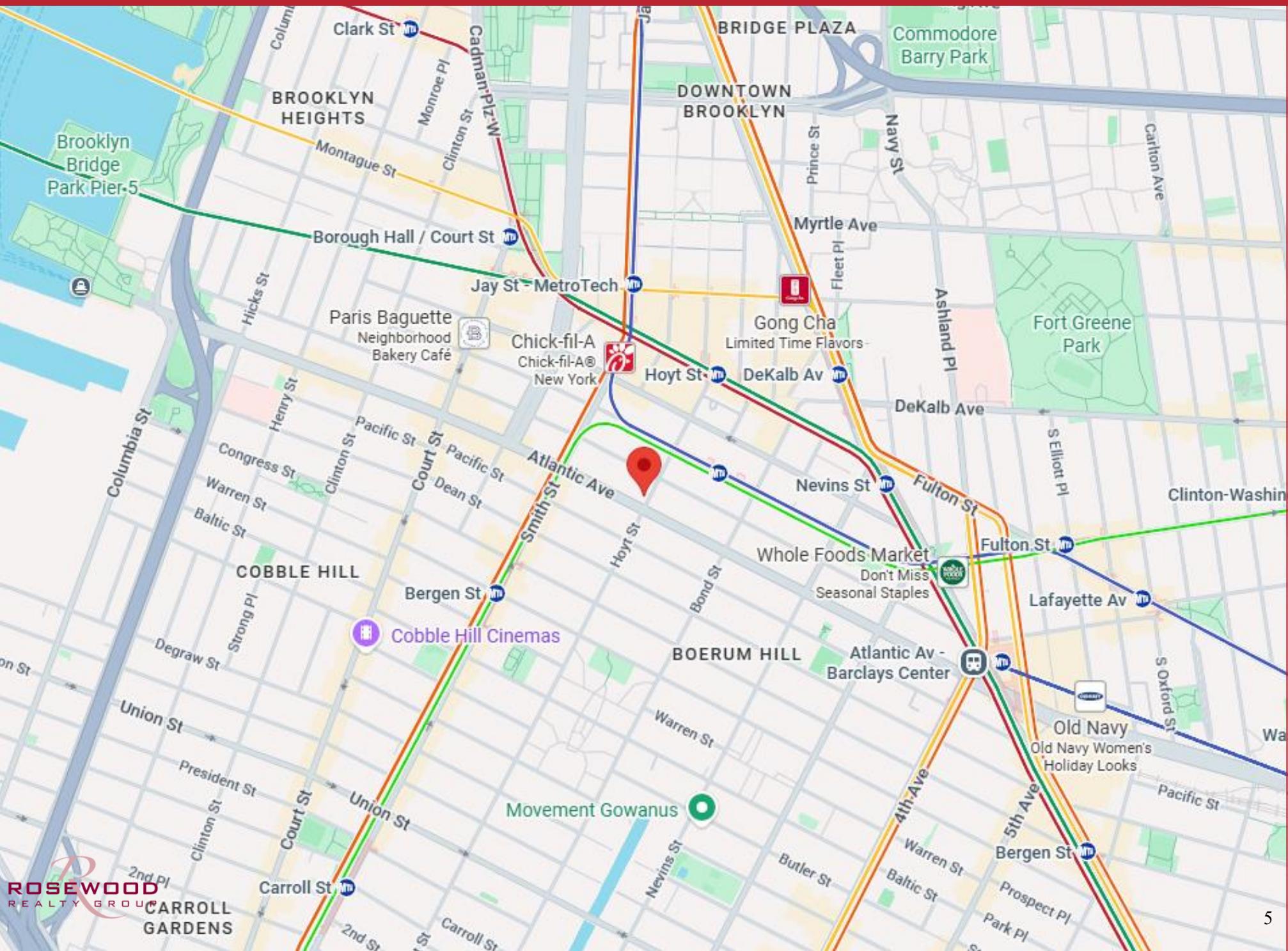
\*Derived from December 2025 I&E statement.

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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		
<b>Residential</b>		<b>12</b>	<b>2,060</b>	<b>\$ 10,000.00</b>	<b>\$ 120,000.00</b>	<b>\$ 11,200.00</b>	<b>\$ 134,400.00</b>			<b>\$58.25</b>		
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		
<b>Commercial</b>		<b>1,500</b>	<b>\$ 8,901.79</b>	<b>\$ 106,821.48</b>	<b>\$ 8,901.79</b>	<b>\$ 106,821.48</b>				<b>\$71.21</b>		





*For More Information Contact:*

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