

BESEN
PARTNERS

BOERUM HILL
105-107 Boerum Place
Brooklyn, NY 11201



TWO 4-STORY MULTIFAMILY BUILDINGS | 16 APARTMENTS | 8,320± SF

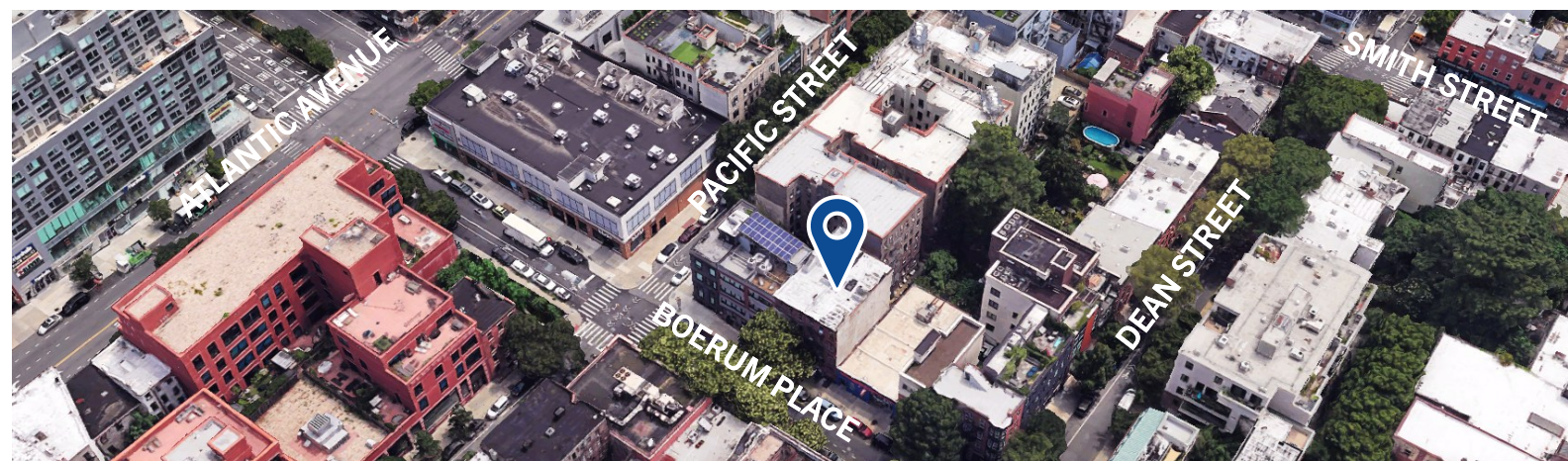
EXECUTIVE SUMMARY

Besen Partners, as exclusive agent for Ownership, is pleased to offer for sale 105-107 Boerum Place, two 4-story multifamily walkup buildings with 16 total apartments. The properties are located on the east side of Boerum Place between Pacific and Dean Streets. A few blocks from the Bergen Street [F, G] subway station. The properties are in excellent condition with recent capital improvements including a new burner on one of the boilers, windows and roof work. 110 Boerum Place directly across the street is currently under development for a 6-story luxury condominium, and the properties are also surrounded by strong retail along Atlantic Avenue and Smith Street.

ASKING PRICE: \$3,100,000

PROPERTY INFORMATION

Address	105 Boerum Place	107 Boerum Place
Neighborhood	Boerum Hill	Boerum Hill
Block & Lot	187 / 5	187 / 4
Building Class	Over Six Families without Stores (C1)	Over Six Families without Stores (C1)
Lot Dimensions	20.5' x 60'	20' x 60'
Lot Size	1,230± SF	1,200± SF
Stories	4-Story	4-Story
Layout	8 Apartments	8 Apartments
Gross Sq. Ft.	4,160± SF	4,160± SF
Zoning	R6A	R6A
Assessment / Taxes: (2024/2025)	\$134,555 \$16,822	\$134,555 \$16,822
Tax Class	2B	2B
F.A.R. / As Built:	3.0 / 3.88	3.47 / 3.0



To request further information, please contact exclusive listing team:

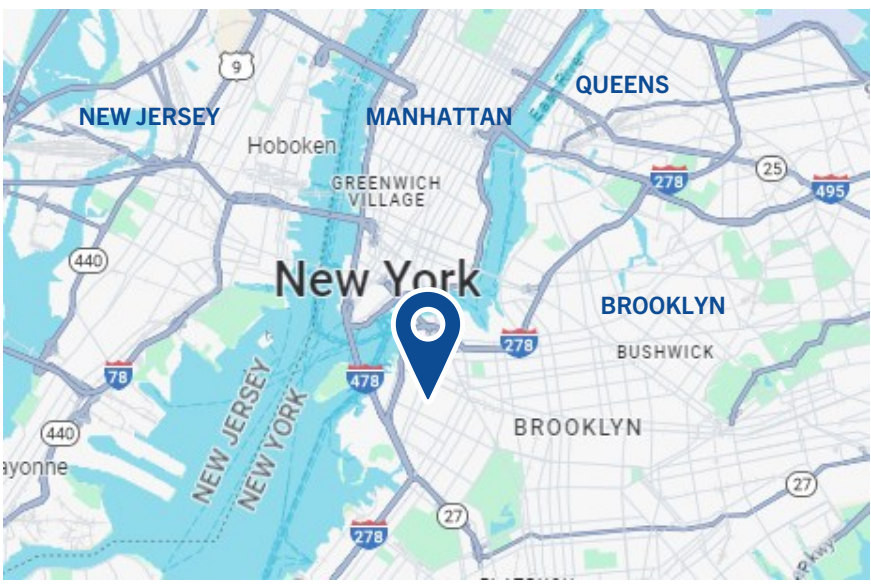
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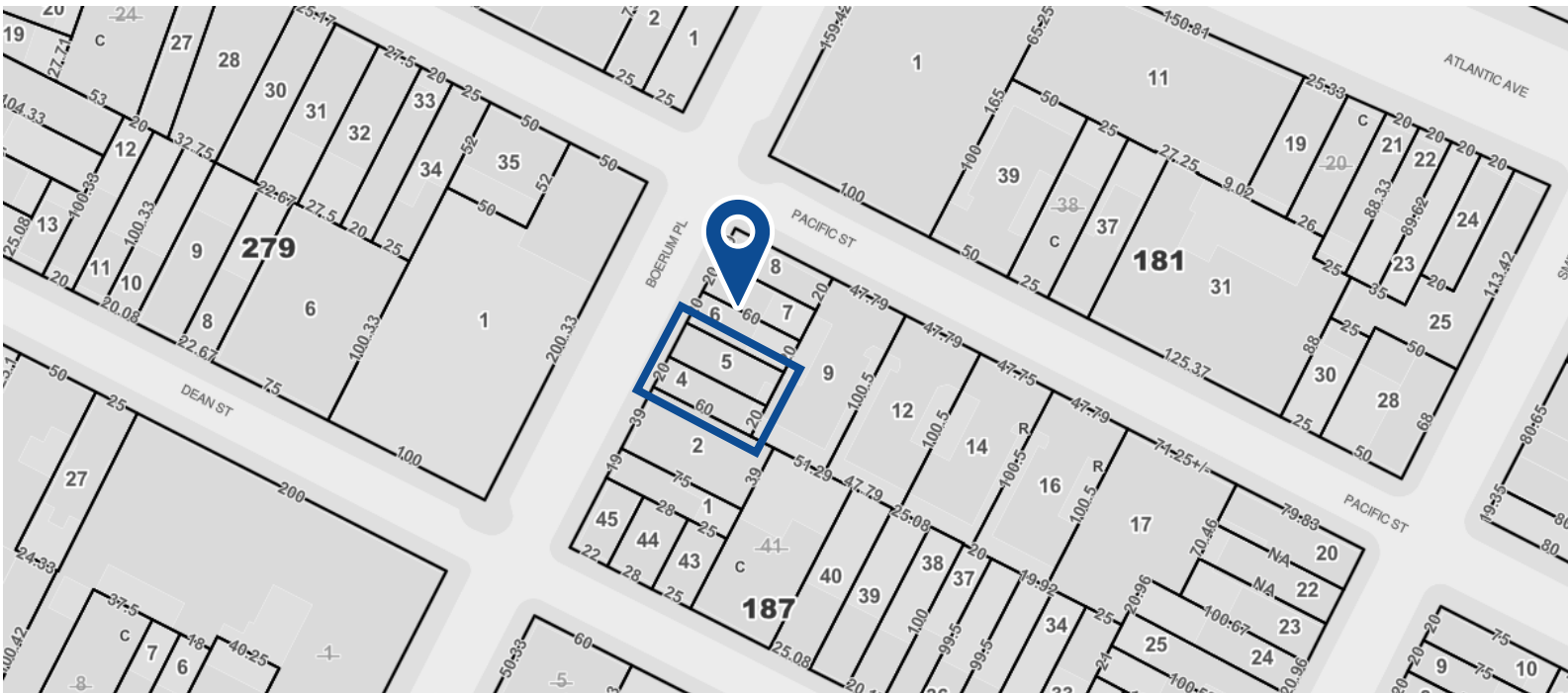
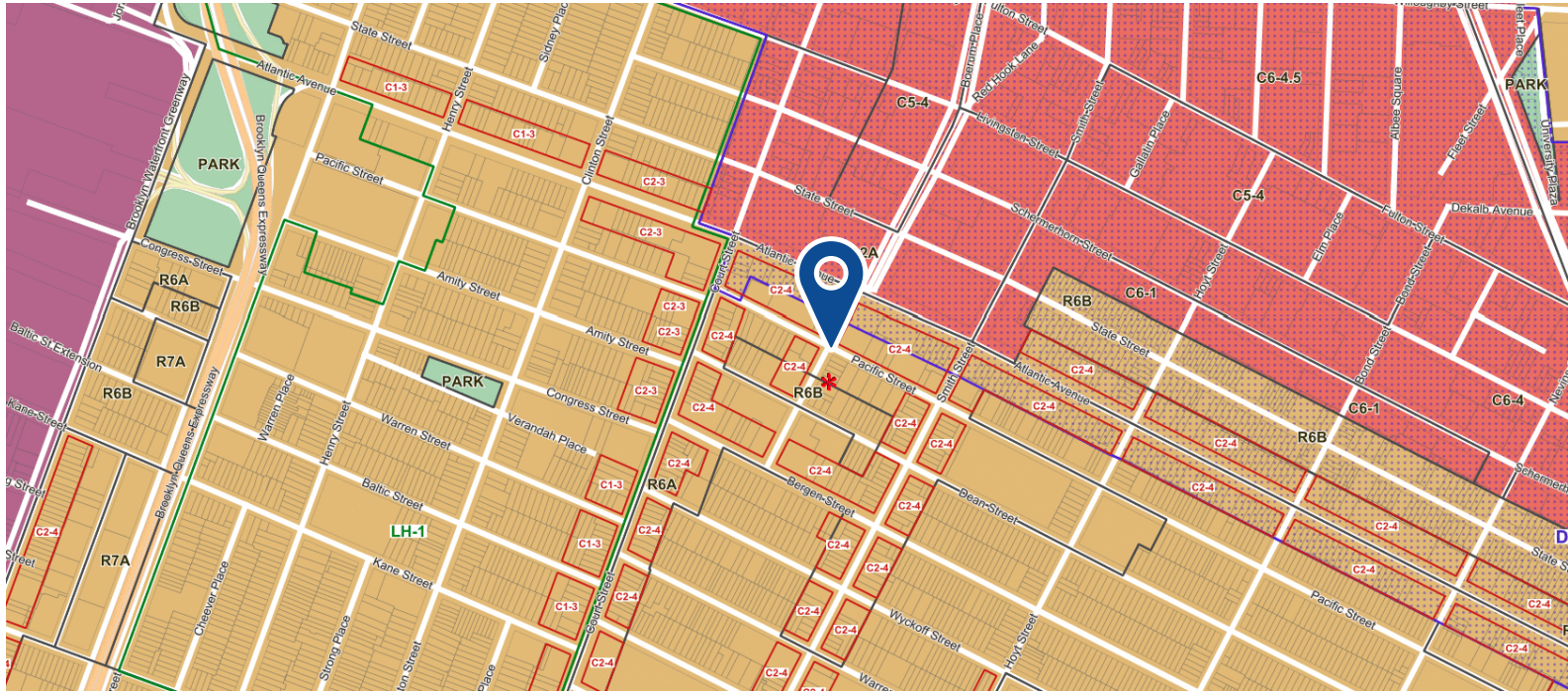
Paul J. Nigido
Managing Director
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INCOME & EXPENSE

FINANCIAL SUMMARY	AMOUNT
Rental Income (105 Boerum Place)	\$138,900
Rental Income (107 Boerum Place)	\$155,800
TOTAL REVENUE	\$294,700
ESTIMATED EXPENSES	
Property Taxes Class 2B (2024/25)	\$33,645
Insurance (\$1,200/unit)	\$19,200
Water & Sewer (\$1,100/unit)	\$17,600
Gas - Heat (\$300/room)	\$14,400
Common Area Electric (\$0.30/sf)	\$2,500
Management Fee / Payroll (4% of EGI)	\$12,000
R & M / Admin / Legal (\$1,000/unit)	\$16,000
TOTAL EXPENSES (40% of EGI)	\$115,345
NET OPERATING INCOME	\$179,355



ZONING & TAX MAP



RENT ROLL – 105 BOERUM PLACE

UNIT	LAYOUT	RENT	LXP	LEASE TYPE
#1	Studio	\$2,650.00	10/31/2025	Free Market
#2	1 BR	\$902.82	11/30/2024	Rent Stabilized
#3	1 BR	\$927.69	08/31/2026	Rent Stabilized
#4	1 BR	\$1,261.04	11/30/2024	Rent Stabilized
#5	1 BR	\$1,099.34	11/30/2025	Rent Stabilized
#6	1 BR	\$827.93	11/30/2025	Rent Stabilized
#7	1 BR	\$756.40	11/30/2025	Rent Stabilized
#8	1 BR	\$3,150.00	10/31/2024	Free Market
Monthly		\$11,575.22		
Annual		\$138,900.00		

RENT ROLL – 107 BOERUM PLACE

UNIT	LAYOUT	RENT	LXP	LEASE TYPE
#1	1 BR	\$537.49	03/31/2023	Rent Stabilized - SCRIE
#2	1 BR	\$2,900.00	10/31/2024	Free Market
#3	1 BR	\$40.80	12/31/2050	Rent Controlled
#4	1 BR	\$3,150.00	08/31/2025	Free Market
#5	1 BR	\$980.73	04/30/2026	Rent Stabilized
#6	1 BR	\$908.79	11/30/2024	Rent Stabilized
#7	1 BR	\$1,112.63	03/31/2026	Rent Stabilized
#8	1 BR	\$3,350.00	07/31/2025	Free Market
Monthly		\$12,980.44		
Annual		\$155,800.00		

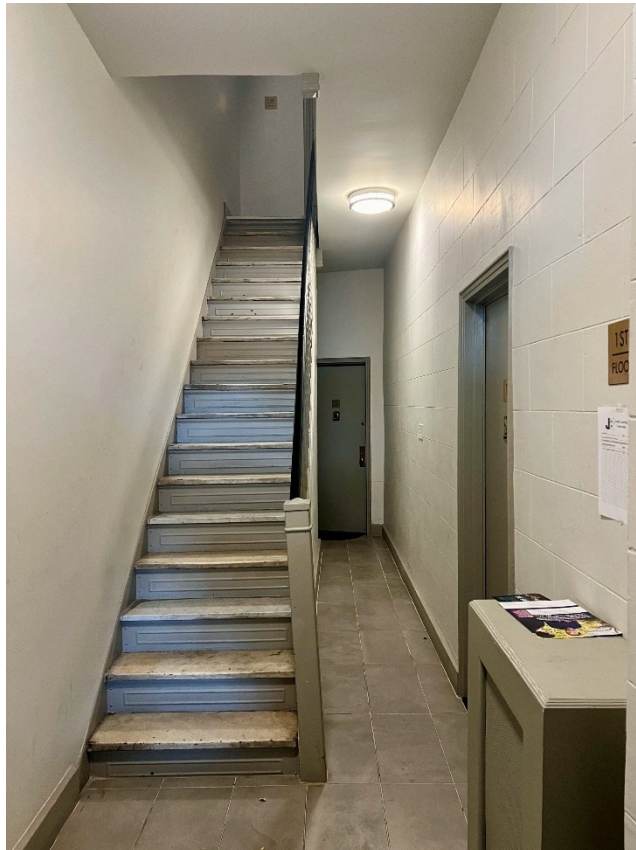
APARTMENTS



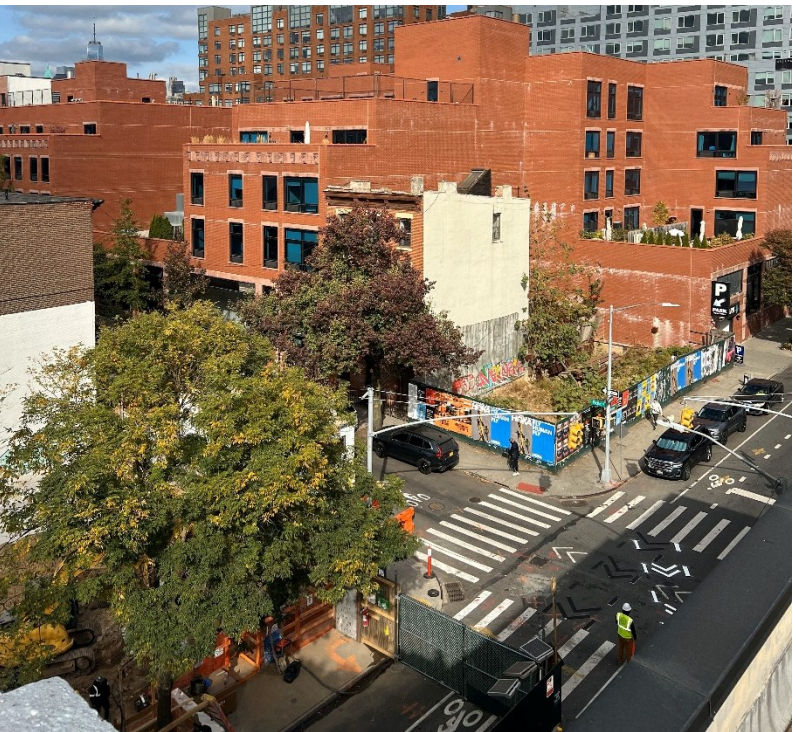
APARTMENTS



APARTMENTS



ROOFTOP & MECHANICALS



NEIGHBORING PROPERTIES



110 BOERUM PLACE CONSTRUCTION SITENEW YORK
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Construction Breaks Ground At 110 Boerum Place In Cobble Hill, Brooklyn

110 Boerum Place. Designed by Brent Buck Architects.

By: Michael Young and Matt Pruznick 8:00 am on October 12, 2024

Excavation is underway at 110 Boerum Place, the site of a six-story residential building in Cobble Hill, Brooklyn. Designed by Brent Buck Architects and developed and built by Avdoo & Partners Development, which purchased the assemblage of two parcels from Hidrock Properties for \$30.5 million in January 2017, the 65,000-square-foot structure will yield 21 condominium units. The property is located along Boerum Place between Pacific and Dean Streets.

Recent photographs show multiple excavators and piling machines at work across the site as crews start to dig below street level and reinforce the ground for upcoming foundation work.

The rendering in the main photo depicts the exterior composed of an earth-toned brick façade framing a grid recessed floor-to-ceiling windows and extensive open voids, which are shown populated with pocketed landscaped terraces. The northeastern corner rises two stories higher than the bulk of the structure and culminates in a brick-clad mechanical bulkhead. The parapet atop the four-story section of the building appears to be topped with an expansive roof deck.

The below elevation diagram of the main eastern profile along Boerum Place is mostly consistent with the rendering, with differences including an apparent reduction in the presence of pocketed terraces and the inclusion of an arched opening for the building's entrance.

The following Google Street View images show the former commercial occupants of the property before their demolition, which was necessitated following a five-alarm fire that destroyed 96 and 110 Boerum Place in March 2022.



“We’re thrilled to be working with Brent and his team on their first condominium project, which we believe will be a new architectural landmark,” said Brendan Aguayo, who is spearheading the design direction of the project. “110 Boerum Place is being designed and built to the highest caliber and we’re excited to reveal such a significant project on one of the last large-scale sites in storied Cobble Hill.”

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BOERUM HILL

Boerum Hill is a small neighborhood in the northwestern portion of the New York City borough of Brooklyn, bounded by Schermerhorn Street to the north and Fourth Avenue to the east. The western border is variously given as either Smith or Court Street, and Warren or Wyckoff Street as the southern edge.

Smith Street and Atlantic Avenue are the neighborhood's main commercial districts. The Brooklyn High School of the Arts is in the neighborhood on Dean Street and Third Avenue. The neighborhood is part of Brooklyn Community District 2 and is served by the NYPD's 84th Precinct.

Boerum Hill is known for its independent boutiques, restaurants and rows of brownstones. Boerum Hill is home to many artists who own art galleries in the neighborhood and to many young families, and biking is popular in the neighborhood and nearby Prospect Park. Cultural offerings include The Invisible Dog Art Center, Roulette, Issue Project Room, and BAM. There are also the Smith Street restaurant row and the Atlantic Avenue design district.

The neighborhood has been featured in several contemporary creative works. It is the setting of Spike Lee's movie *Clockers* (1995), which was filmed in the Gowanus Houses. It is the setting for two of Jonathan Lethem's novels: *Motherless Brooklyn* (1999), a crime mystery set on Bergen Street between Smith and Hoyt streets; and *The Fortress of Solitude* (2002), set primarily on one block in Boerum Hill (Dean Street between Nevins and Bond streets).

