

corcoran

91 Somers Street  
Bedford-Stuyvesant | Brooklyn, 11233

EXCLUSIVE SALE OFFERING MEMORANDUM



PURCHASE PRICE: \$1,250,000

Christopher Cavorti  
Lic. Associate RE Broker  
ccavorti@corcoran.com  
(m) 914.804.7091

Mike Laurent  
Lic. RE Salesperson  
mlaurent@corcoran.com  
(m) 347.596.3461

Donald Lai  
Lic. Associate RE Broker  
dlai@corcoran.com  
(m) 917.947.9917

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RESIDENTIAL | COMMERCIAL | NEW DEVELOPMENT ADVISORY  
NYC - WESTCHESTER - HAMPTONS - GREENWICH CT  
#1 TEAM IN WILLIAMSBURG SINCE 2014 WITH OVER \$1 BILLION SOLD

TFT@CORCORAN.COM | @THEFORRAYTEAM



EXECUTIVE SUMMARY

Welcome to 91 Somers Street, a timeless two-family brick townhouse in Bedford Stuyvesant, offering a rare combination of charm, flexibility, and opportunity. This prewar gem is perfectly suited for both end-users and forward-thinking investors, with a layout and location that inspire creativity and long-term value. Whether your vision is to craft a dream home, generate reliable rental income, or pursue a single-family conversion, this property delivers. The expansive triplex provides comfortable living space while the upper unit helps generate strong rental income. For investors, 91 Somers Street represents has immediate upside in a rapidly growing neighborhood, the security of a stable asset, and the strength of a projected pro-forma cap rate of 6.72%.

Spanning approximately 3,304 gross square feet, the property, built in 1910, offers 2,516 square feet of interior residential space plus a 788-square-foot cellar. Set on a generous 18.75' x 100' lot, it benefits from coveted Tax Class 1 status and exceptionally low annual taxes of just \$3,951. Zoned R6 the home provides immediate usability as well as future development potential, with an FAR of 2.43 and approximately 2,040 buildable square feet for expansion.

The current layout features a spacious 3-bedroom, 1.5-bathroom triplex beginning on the garden level, complete with a bright living room, updated kitchen, and laundry area. Upstairs, two oversized bedrooms are complemented by a flexible home office, while the unfinished cellar offers versatile potential for a recreation room, studio, or additional storage. A private backyard serves as a tranquil retreat, ideal for entertaining, dining, or quiet relaxation. Above, the top-floor 1.5-bedroom, 1-bathroom unit features an inviting living area and a generously sized kitchen with granite countertops and stainless-steel appliances, making it an excellent income-producing rental or guest suite.

Positioned between Broadway and Atlantic Avenues, 91 Somers Street offers seamless access to Bedford Stuyvesant's rich cultural scene, eclectic dining, shopping, and green spaces. Commuting is effortless with nearby access to the J, Z, A, C, and L subway lines, as well as the LIRR, connecting you easily to the rest of Brooklyn and Manhattan.

Whether you're envisioning a primary residence with rental income, a stable investment with room to grow, or a future single-family conversion, 91 Somers Street delivers an exceptional blend of space, value, and location in one of Brooklyn's most dynamic and historically rich neighborhoods.



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Property Information

Address

Primary: 91 Somers St  
Neighborhood: Ocean Hill  
Zip code: 11233  
Block & Lot: 01539-0059

Property Taxes & Class

Property Taxes: \$3,951  
Current Tax Class: 1

Lot

Lot SF: 1,875  
Lot Dimensions: 18.75' x 100'  
Ground Elevation: 93 ft  
Corner Lot: No

Floor Area Ratio (FAR)

	Ratio	SF
FAR as Built:	1.34	2,516
Estimated Max FAR:	2.43	4,556
Estimated Available FAR:	1.09	2,040
Facility FAR:	4.8	

Zoning

District: R6  
Qualified Opportunity Zone: Yes

Building Information

Building Class  
Stories: 3  
Dimensions: 18.75' x 42'  
Irregular shaped: No  
Extension: Yes  
Year Built/Altered: 1910  
Certificate of Occupancy: N/A  
Landmark: No  
Construction Type: Brick

Miscellaneous

Two Family (B9)

Est. Floor Gross SF Breakdown

	Interior	Exterior
Basement /Cellar	788	0
Ground Floor Area:	940	935
2nd Floor Area	788	0
3rd Floor Area	788	0
Gross Building SF:	3,304	0
** Est. Above Grade SF	2,516	

Use

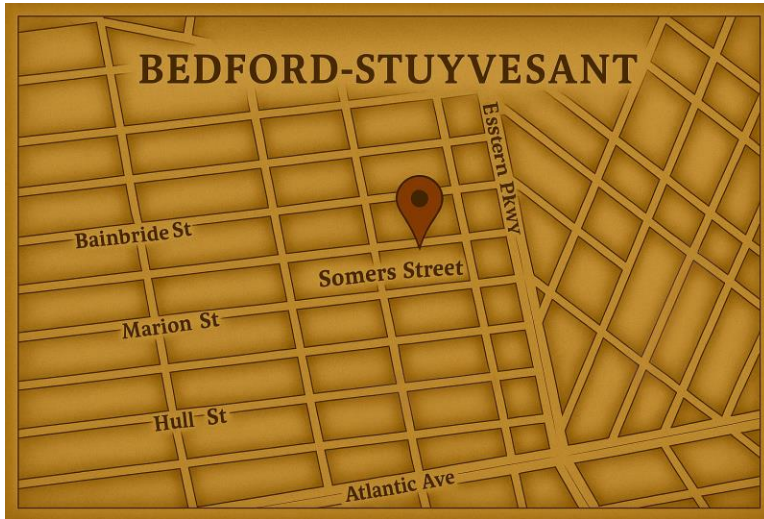
Residential Units: 2  
Commercial Units: 0

Flood Zone: No

## 91 Somers St | Brooklyn, NY Multifamily

### Existing Income, Expenses & Pro-forma

Existing Income & Expenses							Projected Proforma 2026/27			
Unit	Notes	Est. Net SF	Lease End	Mo. Rent	Yearly	PPSF	Mo. Rent	Yearly	PPSF	Improvements
Cellar		550								
Unit 1	2.5 Bed Room (Duplex + Outdoor)	1,420	Vacant		\$ -	\$ -	\$ 4,500	\$ 54,000	\$ 38	Splits Systems
Unit 2	2 Bed Room Above Grade NSF	710 2,130	7/31/2026	\$ 2,600	\$ 31,200	\$ 44	\$ 3,300	\$ 39,600	\$ 56	Splits Systems
<b>Total Revenue</b>				<b>\$ 2,600</b>	<b>\$ 31,200</b>		<b>\$ 7,800</b>	<b>\$ 93,600</b>		
EXPENSES	Notes	Mo/Yearly	Amount	Monthly	Yearly		333.25	Yearly		
Property Taxes	Tax Class 1	Y	\$3,951	\$329	\$3,951		\$333	\$3,999		
Insurance		Y	\$2,500	\$208	\$2,500		\$229	\$2,750		
Heat (Oil)			\$2,000	\$167	\$2,000		\$183	\$2,200		
Gas/Electric		Y	\$400	\$33	\$400		\$37	\$440		
Water & Sewer		Y	\$200	\$17	\$200		\$18	\$220		
Maintenance		Y	\$0	\$0	\$0		\$0	\$0		
MGMT & Vacancy		Y	\$0	\$0	\$0		\$0	\$0		
<b>Total Expenses</b>				<b>\$754</b>	<b>\$9,051</b>		<b>\$801</b>	<b>\$9,609</b>		
				<b>NOI</b>	<b>\$22,149</b>		<b>NOI</b>	<b>\$83,991</b>		
							<b>CAP EX</b>	<b>\$100,000</b>		



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## Photos



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Photos



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Floor Plan



"While every attempt is made to ensure accuracy, this survey is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of this survey or for any action taken in reliance thereon. This survey does not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein."

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Exclusive Marketing Agents



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