



SERHANT.

COMMERCIAL

BOND

TOWNHOUSES

62 & 165 WYCKOFF STREET



Jade Shenker

License Real state Salesperson

(786) 300-2869

jade@serhant.com

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Executive Summary

A Prime Investment Opportunity in a High-Growth Market

Executive Summary

An extraordinary opportunity to acquire The Bond Townhouses comprised of: 62 Wyckoff St & 165 Wyckoff St, a fully-operational, high yielding luxury hospitality business operating as members house and real estate package located in one of Brooklyn's most desirable enclaves—Wyckoff Street, straddling the coveted neighborhoods of Cobble Hill and Boerum Hill. Just 8 minutes to SoHo via the F train and within walking distance to DUMBO, Brooklyn Bridge Park, and a host of iconic dining and nightlife venues.

PROPERTY DETAILS

- Portfolio of two (2) townhouses
- \$1.9M in renovations
- Ability to continue operating the business, use as a live/work asset, rent out these units, or move into either building for your own use
- Projected income of \$1.1M for 2026
- Prime Cobble Hill
- Turnkey, members-only residence
- High-performing 7-cap business
- Private garden in both townhouses



Executive Summary

BUILDING SIZE:

Each townhouse spans approximately 3,600+ sq ft, includes dedicated storage, and underwent top-to-bottom renovations between 2019 and 2021, totaling \$1.5M-\$1.9M in improvements.

62 WYCKOFF

- 1 Duplex and 1 Triplex + private garden
- Residential SF: 3600
- Dimensions: 16.67 x 35

165 WYCKOFF

- 4 residential units + private garden
- Residence SF: 4000
- Dimensions: 20 x 38

THE BUSINESS MODEL:

Operates as an exclusive members-only house with a strong emphasis on curation, privacy, and design. All guests are pre-screened (LinkedIn profile required), and access is highly selective to ensure a consistent VIP clientele.

CAP RATE & NOI:

CAP Rate: 7%

Based on current performance, there is still room for growth. The sale includes a full operational infrastructure and an experienced management team already in place.

PRICE / PRICING GUIDANCE

Portfolio of 62 Wyckoff and 165 Wyckoff – \$11,500,000

62 Wyckoff – \$5,750,000

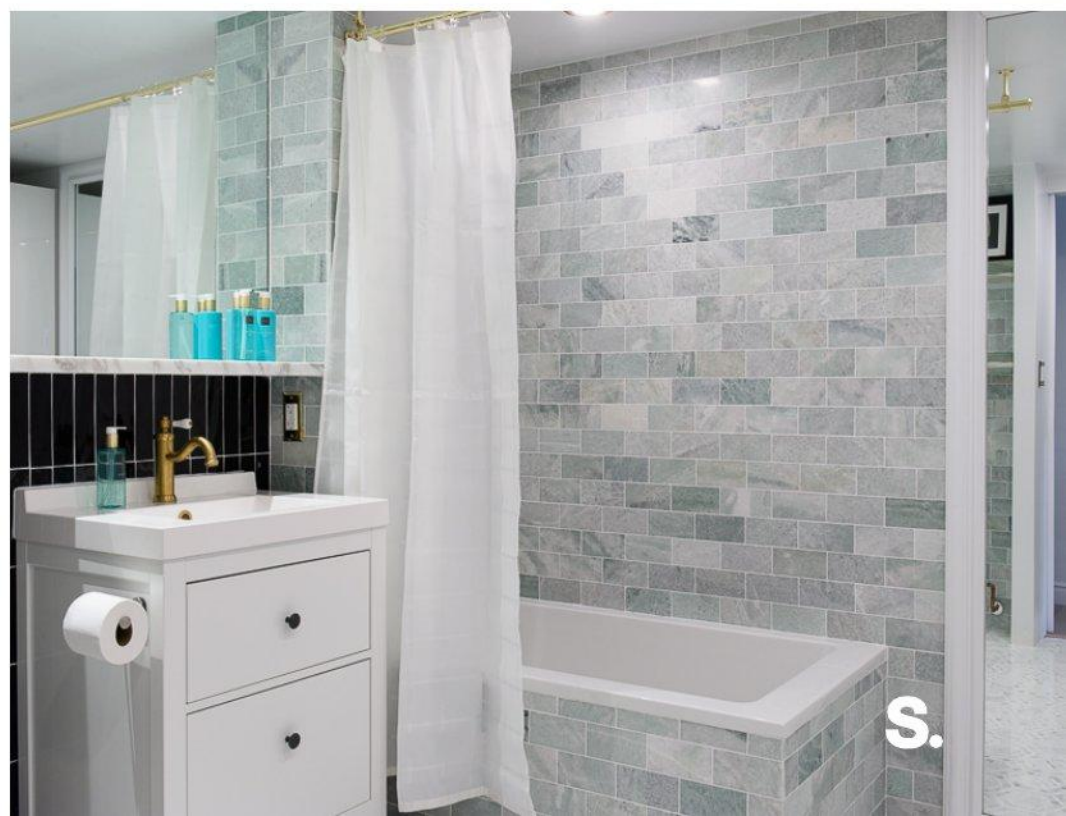
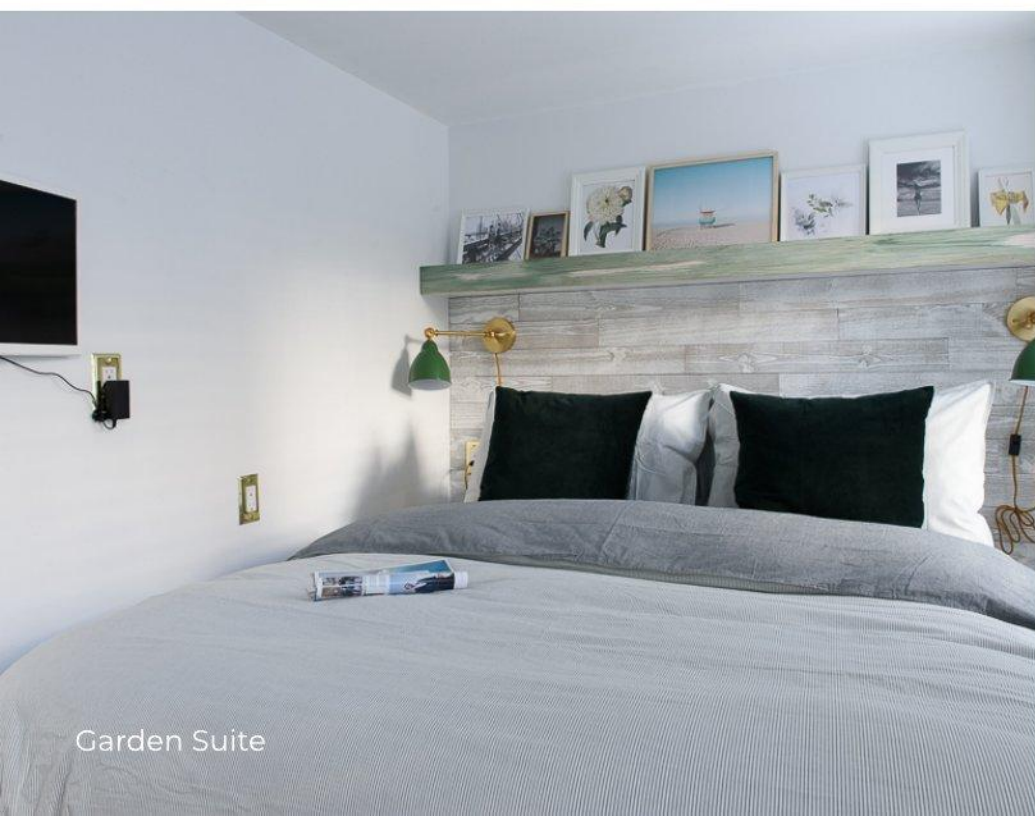
165 Wyckoff – \$5,750,000

Price above is for real estate only, for information on purchasing the business please inquire











Property Overview

A Boutique Luxury Hospitality Asset in Prime Brooklyn

62 Wyckoff Property Overview

Building Class	C2
Year Built/Renovated	2019-2021
Building Size	3600 SF
2025 Income	\$521,500
Tax Class	2A
62 Wyckoff Floor Count	3 stories.
Asking Price	\$5,750,000
Lot Area	1667 SF
Lot Dimensions	16.67 x 35
Frontage	16.67 FT
Private Garden	Yes



165 Wyckoff Property Overview

Building Class	C2
Year Built/Renovated	2019-2021
Building Size	4000 SF
2025 Income	\$546,500
Tax Class	2A
62 Wyckoff Floor Count	3 stories.
Asking Price	\$5,750,000
Lot Area	2,000 SF
Lot Dimensions	20 x 38
Frontage	20 Ft
Private Garden	Yes



Investment Highlights



Competitive Advantage

The Bond Townhouse blends luxury real estate and boutique hospitality with two fully renovated brownstones, a curated members-only model, and legal 30-day leasing. \$1.5M+ in upgrades, strong brand loyalty, 80% direct bookings, and a 7% cap rate, it delivers reliable income and turnkey performance in one of Brooklyn's top neighborhoods.



Appreciation Potential

Located in Boerum Hill near Cobble Hill, The Bond sits in a high-demand luxury corridor where values and rental rates keep rising. With NOI doubling since 2021 and 2025 sales projected at \$1.1M, it offers solid income growth and long-term appreciation, plus scalability for future expansion.



Nearby Economic Drivers

Just 8 minutes from SoHo, and surrounded by DUMBO, Barclays Center, and Brooklyn Bridge Park, The Bond benefits from strong connectivity, steady executive demand, and a thriving creative economy — positioning it in one of Brooklyn's most resilient and desirable markets..



Location Analysis

Unparalleled Accessibility in a Thriving Economic Hub

The Brooklyn Neighborhood: Boerum Hill/Cobble Hill



Located in the heart of Brooklyn's Boerum Hill and Cobble Hill area, 165 and 62 Wyckoff Street offer the perfect blend of historic charm and modern sophistication. Surrounded by tree-lined streets, boutique shops, and top-rated restaurants, the neighborhood attracts both investors and residents seeking an authentic yet upscale Brooklyn lifestyle. With close proximity to multiple subway lines and Manhattan just minutes away, these properties provide an ideal setting for luxury living and long-term value growth.

ECONOMIC DRIVERS

- **Major Employers:** The nearby Downtown Brooklyn area hosts a mix of professional services, tech firms, architecture studios, and creative industries driving consistent job growth.
- **Educational Institutions:** Close to NYU Langone Health's Cobble Hill campus and several public and private schools supporting the neighborhood's professional community.
- **Tourism and Attractions:** Known for its brownstone charm, boutique shops on Smith and Court Streets, and proximity to Brooklyn Bridge Park and BAM, drawing steady local and visitor traffic.
- **Infrastructure:** Excellent subway access via the F/G lines at Bergen Street and major thoroughfares offer quick connections to Manhattan.
- **Upcoming Developments:** Includes the new 21-unit condominium at 110 Boerum Place and a 68-unit affordable senior housing project in Boerum Hill, both enhancing long-term neighborhood growth.

Neighborhood Guide

Located just minutes from Downtown Brooklyn and Manhattan, this neighborhood offers a unique blend of convenience and charm.

SHOPPING & DINING

Rucola
French Louie
Bien Curt

RECREATION & GREEN SPACES

Cobble Hill Park
Fort Greene Park
Brooklyn Bridge Park

TRANSPORTATION

F,G,A,C,R Train
Atlantic Terminal

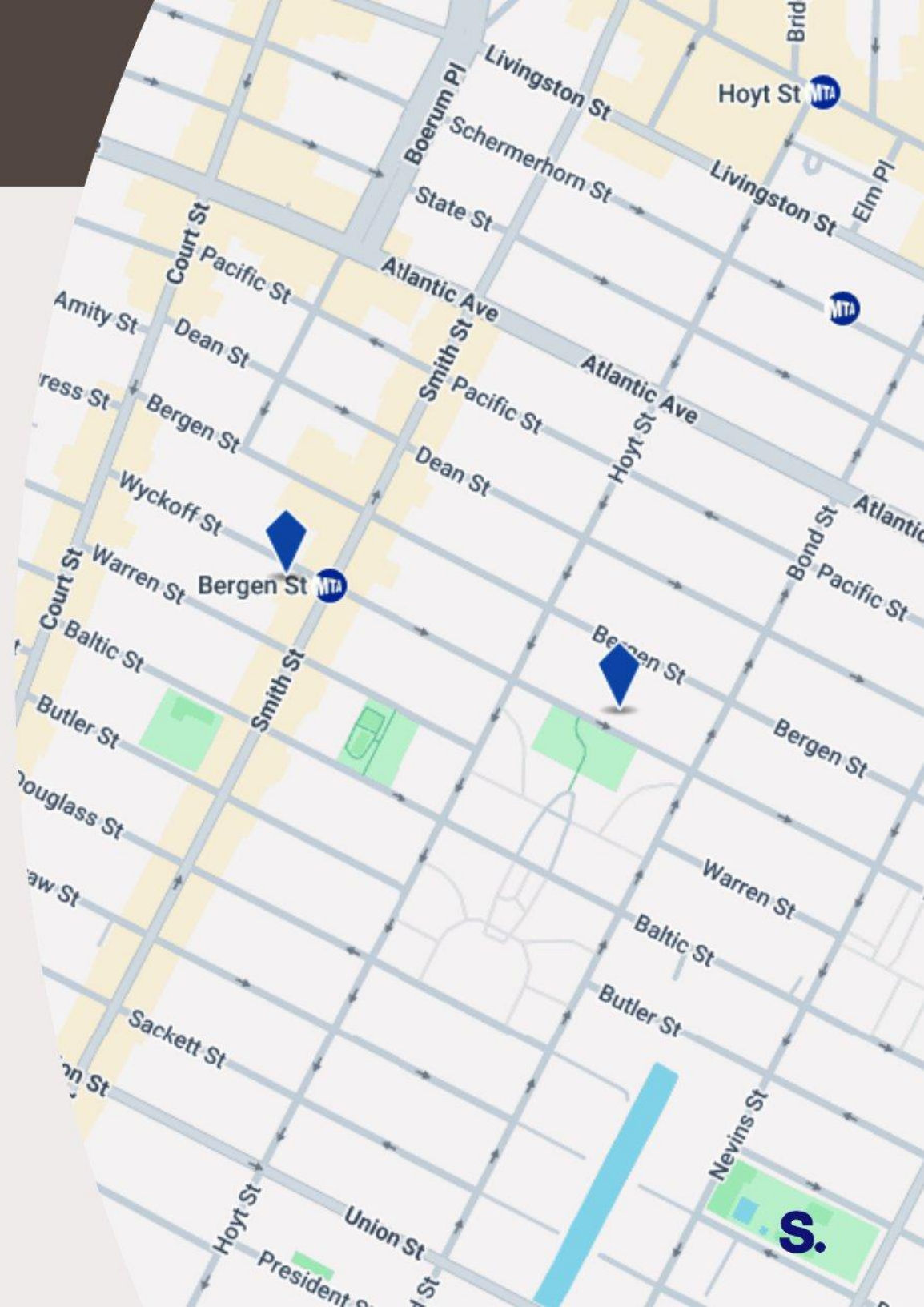
SCHOOLS & EDUCATION

PS29
Boerum Hill School
Preschools
Private

ENTERTAINMENT

BAM
Barclays
Galleries
Theateres

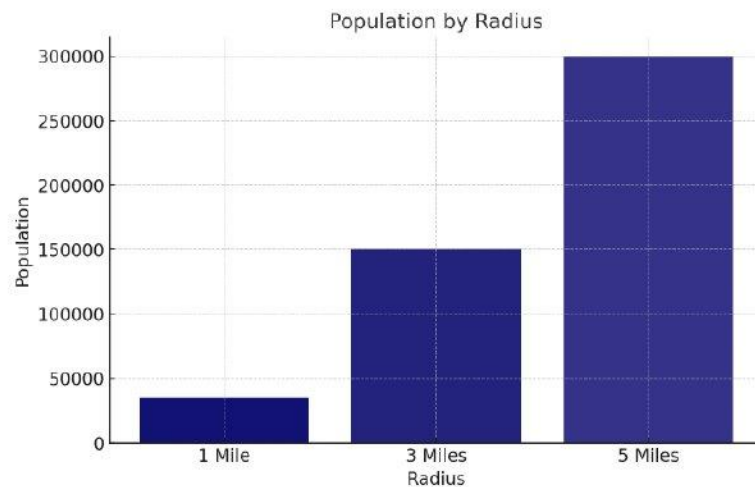
Location Analysis



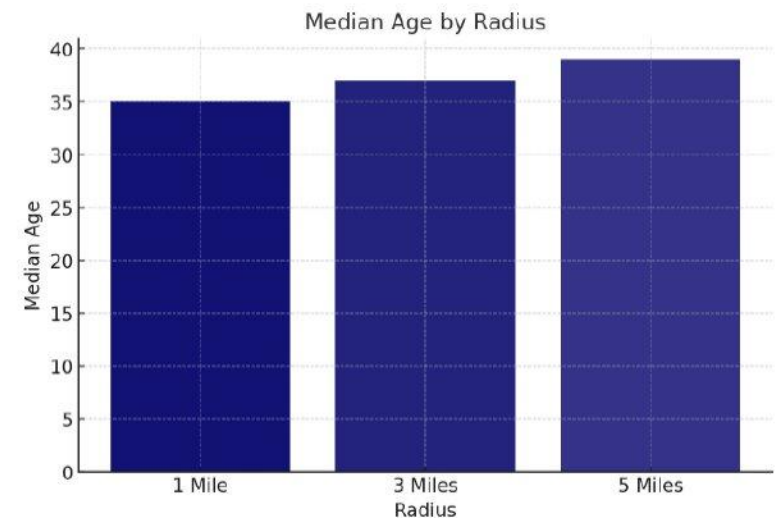
Demographics

The demographics of the area surrounding the property highlight a thriving and diverse community with strong economic indicators. Within 1, 3, and 5-mile radii, the population density, average household income, and median age reveal a robust consumer base and a desirable market for residential and commercial tenants. These metrics underscore the property's appeal to a wide range of potential residents, businesses, and investors, making it a prime opportunity in this dynamic neighborhood.

High income levels indicate strong spending power and demand for premium offerings.



Steady growth within 1, 3, and 5 miles highlights a diverse and dense consumer base.



A balanced age mix appeals to professionals, families, and retirees alike.



Financial Analysis

Unlocked the Investment Potential Through Financial Insights

5 Year Financials

5 Year Financials					
	2021	2022	2023	2024	2025
Total days per year available	1800	1800	1800	2160	2160
Total days occupied	1695	1748	1450	2135	2150
Gross profit (sales)	\$ 710,430.00	\$ 783,000.00	\$ 733,000.00	\$1,019,307.00	\$1,087,000.00
Operating expenses (net)	\$ 181,517.00	\$ 204,021.00	\$ 218,756.00	\$ 204,057.00	\$ 220,000.00
NOI (EBIT)	\$ 528,913.00	\$ 578,979.00	\$ 514,533.00	\$ 815,250.00	\$ 867,000.00
Net profit	\$ 192,165.00	\$ 186,829.00	\$ 73,000.00	\$ 303,755.00	\$ 373,000.00
Cash flows to equity	\$ 369,285.00	\$ 352,698.00	\$ 275,000.00	\$ 491,193.00	\$ 565,000.00
REPARV	\$ 394.68	\$ 435.00	\$ 407.22	\$ 471.90	\$ 503.24
Occupancy	94.2%	97.1%	80.6%	98.8%	99.5%
ADR	\$ 419.13	\$ 447.94	\$ 505.52	\$ 477.43	\$ 505.58





Exterior

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Thank You.

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For more information, please contact:



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