



Offering Memorandum

869 & 913 Thomas S Boyland Street
Brooklyn, NY



Available Upon Request
Price



\$1,628
Avg Rent / Unit



51
Apartments



1930
Year Built

Property Summary

869 & 913 Thomas S Boyland Street
Brooklyn, NY
(Between Newport St & Lott Ave)

Property Description	Two (4) story walk-up apartment buildings consisting of 51 apartments.
Block / Lot	3612/26 & 11
Size	869 Thomas S Boyland Street: 80' x 100'; Built 80' x 90' 913 Thomas S Boyland Street: 60' x 100'; Built 60' x 80'
Unit Mix	Fully Rent Stabilized
Building SF	48,000 SF
Zoning	R6; FAR 3
Year Built	1930
Layout	27/3; 24/4 = 177 Rooms
Assessment	\$1,742,427 (25/26)

Financial Summary

Available Upon Request

Asking Price

\$1,628

Average Rent / Apartment

\$469

Average Rent / Room

Income

Residential - 869 Boyland St	\$634,648
Commercial - 913 Boyland St	\$361,877
Other Income	\$2,422
Vacancy & Collection Loss (3%)	(\$29,968)
Total	\$968,979

Expenses

Real Estate Taxes (26/27)	\$216,741
Water & Sewer*	\$70,329
Fuel (Gas)*	\$30,989
Electric*	\$14,398
Insurance*	\$69,295
Payroll*	\$48,150
General & Administrative	\$20,497
Management Fee (3%)	\$29,069
Repairs & Maintenance*	\$40,019
Total	\$539,486
NOI	\$429,493

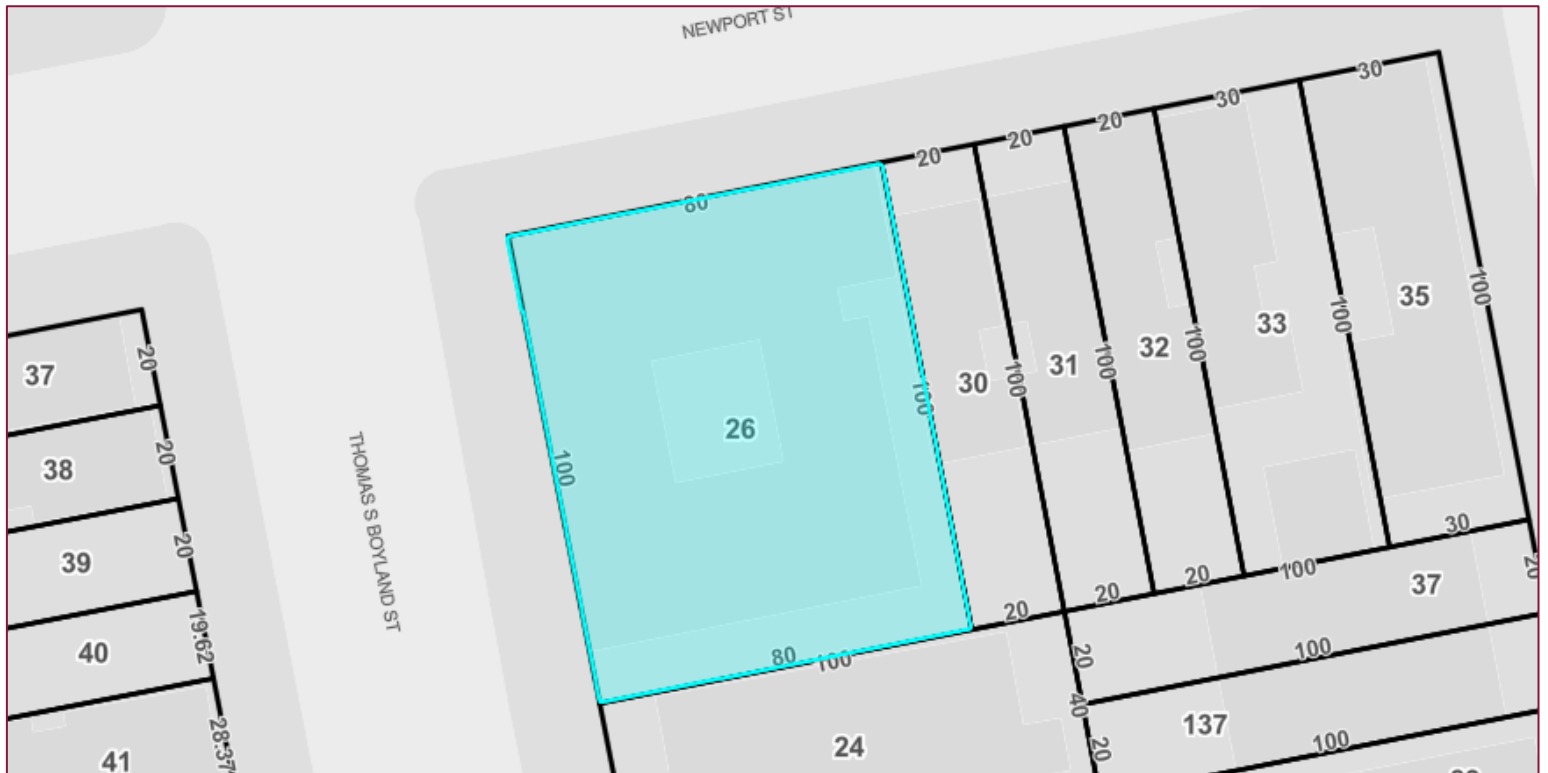
*Derived from May 2026 T12 statement.

Rent Roll

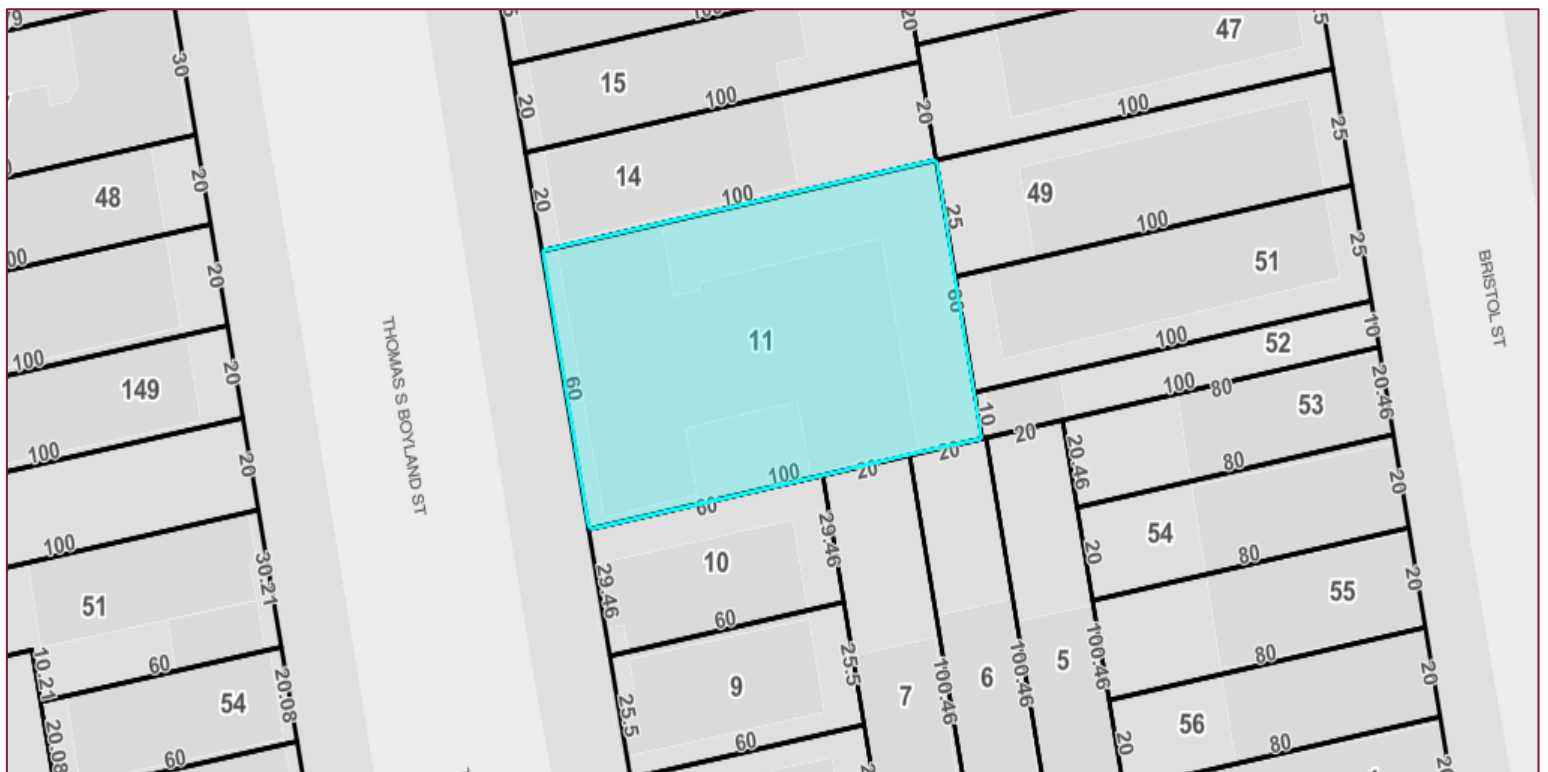
Building	Unit	Rooms	Type	Tenant	Monthly Rent	Annual Rent	Miscellaneous Charges	Lease Start	Lease End
869	1A	4	RS	Occupied	\$876.45	\$10,517.40		4/1/2015	4/30/2027
869	1B	3	RS	Occupied	\$1,534.57	\$18,414.84		2/15/2020	10/31/2026
869	1C	3	RS	Occupied	\$1,541.64	\$18,499.68		7/1/2020	10/31/2027
869	1D	3	RS	Occupied	\$1,452.99	\$17,435.88		4/1/2015	11/30/2023
869	2A	4	RS	Occupied	\$2,025.00	\$24,300.00		5/1/2025	4/30/2026
869	2B	4	RS	Occupied	\$1,672.72	\$20,072.64		4/1/2015	10/31/2026
869	2C	4	RS	ODYSSEY HOUSE	\$2,150.00	\$25,800.00		4/1/2015	12/31/2027
869	2D	4	RS	ODYSSEY HOUSE	\$2,150.00	\$25,800.00		4/1/2015	1/21/2027
869	3A	4	RS	ODYSSEY HOUSE	\$2,150.00	\$25,800.00		4/1/2015	12/31/2027
869	3B	3	RS	Occupied	\$1,519.58	\$18,234.96		7/1/2021	10/31/2026
869	3C	3	RS	Occupied	\$1,522.13	\$18,265.56		9/1/2018	8/31/2025
869	3D	3	RS	Occupied	\$1,594.59	\$19,135.08		4/1/2015	6/30/2026
869	4A	3	RS	Occupied	\$1,636.41	\$19,636.92		6/1/2017	3/30/2025
869	4B	4	RS	Occupied	\$2,029.11	\$24,349.32		12/1/2018	4/30/2028
869	4C	4	RS	Occupied	\$878.78	\$10,545.36	\$20.76	4/1/2015	7/31/2026
869	4D	4	RS	PEERS COMMUNITY SUPPORT INC	\$1,800.00	\$21,600.00		5/1/2026	4/30/2028
869	5A	4	RS	Occupied	\$1,724.99	\$20,699.88		4/1/2016	8/31/2026
869	5B	3	RS	WELLIFE NETWORK INC	\$2,400.00	\$28,800.00		8/1/2025	7/31/2027
869	5C	3	RS	PEERS COMMUNITY SUPPORT INC	\$1,700.00	\$20,400.00		5/1/2026	4/30/2028
869	5D	3	RS	Occupied	\$1,652.00	\$19,824.00		2/1/2022	6/30/2025
869	6A	4	RS	Occupied	\$2,167.50	\$26,010.00		5/1/2017	6/30/2026
869	6B	4	RS	Occupied	\$1,854.00	\$22,248.00		9/1/2020	10/31/2026
869	6C	4	RS	Occupied	\$2,121.84	\$25,462.08		9/1/2025	8/31/2027
869	6D	4	RS	Occupied	\$2,050.00	\$24,600.00		12/1/2024	11/30/2026
869	7B	4	RS	Occupied	\$2,078.90	\$24,946.80	\$181.10	6/1/2025	8/31/2026
869	7C	4	RS	Occupied	\$1,575.00	\$18,900.00		4/1/2015	1/21/2023
869	7D	4	RS	Occupied	\$1,557.25	\$18,687.00		4/1/2015	6/30/2027
869	8B	4	RS	Occupied	\$1,588.75	\$19,065.00		6/1/2016	3/31/2024
869	8C	4	RS	Occupied	\$1,900.00	\$22,800.00		1/15/2019	8/31/2026
869	8D	4	RS	Occupied	\$983.17	\$11,798.04		4/1/2015	6/30/2027
869	BASM	4	RS	Occupied	\$1,000.00	\$12,000.00		1/1/2017	6/30/2025
913	1A	3	RS	Occupied	\$1,527.12	\$18,325.44		6/1/2021	10/30/2027
913	1B	3	RS	Occupied	\$1,456.40	\$17,476.80		4/1/2015	10/31/2027
913	1C	3	RS	Occupied	\$1,824.06	\$21,888.72		8/15/2025	7/31/2026
913	1D	3	RS	PEERS COMMUNITY SUPPORT INC	\$1,700.00	\$20,400.00		5/1/2026	4/30/2028
913	2A	3	RS	Occupied	\$718.53	\$8,622.36		4/1/2015	12/31/2024
913	2B	4	RS	Occupied	\$1,970.85	\$23,650.20		6/1/2020	1/31/2027
913	2C	4	RS	Occupied	\$1,843.15	\$22,117.80		7/15/2022	9/30/2025
913	2D	4	RS	Occupied	\$2,319.44	\$27,833.28		5/1/2025	4/30/2026
913	3A	3	RS	Occupied	\$1,486.25	\$17,835.00		6/1/2016	4/30/2026
913	3B	3	RS	Occupied	\$1,372.27	\$16,467.24		4/1/2015	5/31/2027
913	3C	3	RS	Occupied	\$1,591.22	\$19,094.64		4/1/2015	10/31/2027
913	3D	3	RS	Occupied	\$1,473.50	\$17,682.00		4/1/2015	5/31/2027
913	4A	3	RS	Occupied	\$1,453.40	\$17,440.80		12/1/2015	7/31/2026
913	4B	3	RS	Occupied	\$1,854.00	\$22,248.00		3/1/2023	9/30/2026
913	4C	3	RS	Occupied	\$914.91	\$10,978.92		4/1/2015	9/30/2026
913	4D	3	RS	Occupied	\$1,155.41	\$13,864.92		4/1/2015	5/31/2027
913	5A	3	RS	FORTUNE SOCIETY	\$2,150.00	\$25,800.00		9/1/2023	8/31/2024
913	5B	3	RS	Occupied	\$775.13	\$9,301.56		4/1/2015	9/30/2027
913	5C	3	RS	Occupied	\$1,109.12	\$13,309.44		4/1/2015	9/30/2026
913	5D	3	RS	Occupied	\$1,461.66	\$17,539.92		4/1/2015	9/31/2027
Residential Total		177			\$83,043.79	\$996,525.48	\$201.86		

Tax Maps

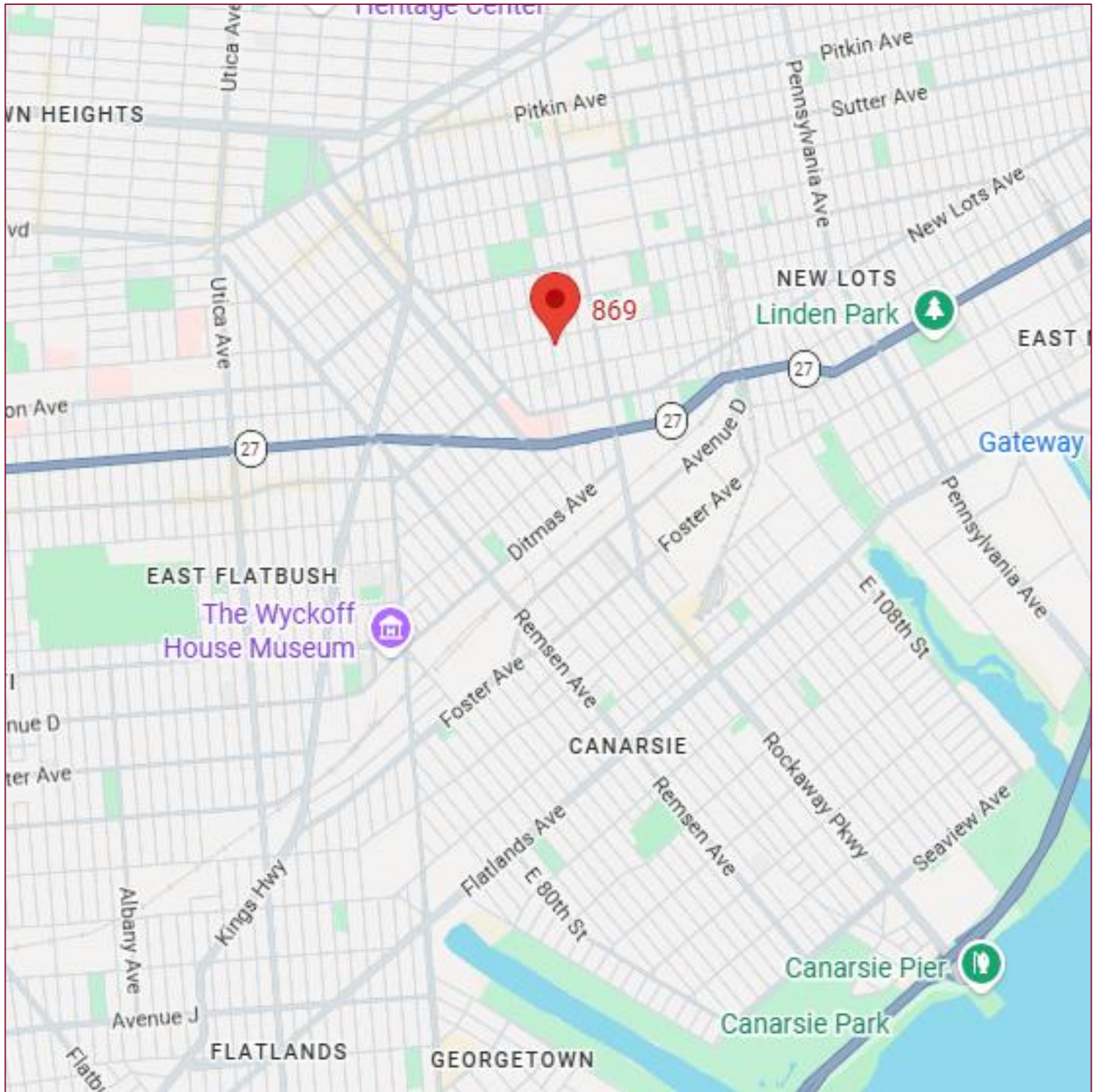
869 Thomas S Boyland Street



913 Thomas S Boyland Street



Map



501 Madison Avenue, 12th Floor
New York, NY 10022



📞 212.359.9900

📠 212.725.1238

Although information furnished is from sources deemed reliable, no representation is made as to the accuracy thereof.