



300 N 8th STREET

BROOKLYN, NY | EXCLUSIVE
COMMERCIAL OPPORTUNITY

Presented by:
Joanna Tsue
516 589 0978

joanna@blueislandhomesny.com



BLUE ISLAND HOMES™
Commercial Division

EXECUTIVE SUMMARY: 300 N 8th Street, Brooklyn NY

5 story, Residential Multifamily walk up North Williamsburg, Brooklyn.

- Built in 1910
- Well maintained with recent upgrades to mechanical & plumbing systems. Beautifully renovated apartments.
- Total SF: ±11,166 SF
- Units: 16 Units. 14 Stabilized, 2 Rent Controlled. 100% Tenancy
- Location: Blocks from Bedford Ave “L” or Metropolitan Ave “G” Trains
- Current Regulation: 100% Rent Stabilized/Controlled

NORTH-SIDE TRIFECTA: SCALE, LOCATION, & ZONING FLEXIBILITY

- ★ Legacy Asset
- ★ Acquire Prime Land Value Real Estate at <\$300/SF
- ★ Rare Mixed Zoning R6A / M1-2 with MX-8 Overlay.
Convert ground-floor footprint into a commercial rental.
- ★ Land Valuation & Tax Class 2
- ★ No building violations & clean CO

JLL projects the 2026 Brooklyn multifamily market will feature resilient demand and tight supply, with vacancy rates hovering around 2% and a significant reduction in new unit deliveries. Rent growth is expected to continue, driven by limited inventory in high-demand areas like Williamsburg.



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2025 -2027 Rent Roll

Building Address:	300 N 8th Street, Brooklyn NY 11211	NOTES:				
Legal Entity:	300 North 8TH LLC		1 + 2	ACCORDING TO ANNUAL APARTMENT REGISTRATION 2025		
Units:	16 (3 are combined apartments)		3+4+5	ACCORDING TO MOST RECENT LEASE SIGNED		
Status:	14 Rent Stabilized, 2 Rent Controlled					



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FLOOR	APT #	BEDROOMS EST.	EST.	STATUS	GROSS POTENTIAL RENT (1)	PREF. RENT (2)	ACTUAL RENT PAID (3)	LEASE BEGINS (4)	LEASE ENDS (5)	NOTES
BASEMENT	0	1	450	RS			500	1/1/2026	1/1/2027	LIVE IN JANITOR
GR	1	1	550	RS	1810	1650	950	1/1/2026	1/1/2027	LIVE IN SUPER
GR	2	1	550	RS	1882	1850	1860	1/31/2026	1/31/2027	Renovated
GR	3	2	700	RS	3031.51	2490	2000	1/1/2026	12/31/26	Renovated
2ND	4	1	350	RS	1992	1750	1700	4/1/2026	3/31/2027	Renovated
2ND	5	2	650	RS	3061	2050	1850	7/1/2025	6/30/2026	Renovated
2ND	6+7	5	800	RC	296	280	286	1/1/2026	12/31/2026	30 year tenant
3RD	8	1	500	RS	2324	2195	1850	11/1/2024	10/1/2026	Renovated
3RD	9	1	500	RS	2533	1977	1850	7/1/2025	6/30/2026	Renovated
3RD	10 +11	5	800	RC	305	275	308	1/1/2026	12/31/2026	30 year tenant
4TH	12	1	550	RS	2346	2142	1854	11/1/2025	10/31/2026	Renovated
4TH	13	1	450	RS	1232	1026	1197	1/1/2026	12/31/2026	Long Term Tenant
4TH	14+15	5	800	RS	1139	1024	1145	3/1/2026	2/28/2027	Long Term Tenant
5TH	16	1	450	RS	2001	1920	1867	7/1/2025	6/30/2027	Renovated
5TH	17	1	450	RS	2275	1950	1850	8/1/2025	7/31/2026	Renovated
5TH	18	1	450	RS	1402.24	1341.53	1435	1/1/2026	12/31/2027	Long Term Tenant
5TH	19	1	450	RS	1240.78	975.66	978	6/1/2024	5/31/2026	Long Term Tenant
	16 UNITS				\$346,446	\$298,754	\$281,760			
				LOSS TO LEASE:			\$64,686			

2025-2026 FINANCIAL SUMMARY: 300 NORTH 8TH ST, BROOKLYN NY

Category	Item	2025 (ACT)*	2026 (EST)*	
Income	Gross Earned / Potential Rent	\$265,107	\$346,446	
	Less: Loss to Lease (Gross to Actual) *see rent roll	\$0	\$64,686	
	Less: Vacancy (100% Occupied)	\$0	\$0	
	Net Rental Income	\$265,107	\$281,760	
	Other Income (Fees) Misc. Tax, fees, fines, DSNY fines	\$0	\$2,500	
	Total Income	\$265,107	\$279,260	
Expenses	Property Taxes	\$64,626	\$65,919	
	Insurance	\$16,508	\$18,654	
	Utilities (Gas Heating, HW & Cooking) *for total building	\$11,416	\$11,644	
	Utilities (Electric) *only for common areas + building mechanicals	\$1,608	\$1,769	
	Utilities (Water & Wastewater) HCF *entire building	\$14,998	\$15,298	
	Maintenance (General)	\$12,242	\$13,466	
	Janitorial Service	\$3,785	\$3,785	
	Exterminator (total building)	\$4,450	\$4,673	
	Supplies (general building maintenance supplies)	\$5,087	\$5,596	
	Repairs (Capital Expenditures see below)	\$27,320	\$23,222	
	Management Fees (3% of Effective Gross Income)	\$7,953	\$10,393	
	Total Expenses	\$169,993	\$174,418	
	NOI (Income - Exp)	\$95,114	\$104,842	
	CAP RATE	NOI (Income - Exp)	\$95,114	\$104,842
		Property Value	\$2,888,000	\$2,888,888
CAP RATE:		3.29%	3.63%	

*2025: AS REPORTED & VERIFIED

*PROJECTED FOR 2026 BASED ON LATEST LEASE INFORMATION & PROJ. EXPENSES AND MAINTENANCE NEEDS.









* 2025 Capital Improvements: New Hot Water Heater & plumbing in basement. Repainted entire stairwell, exterior walkway and front street level wall. Recoated roof. Renovated 1 apartment kitchen, bath and floors.

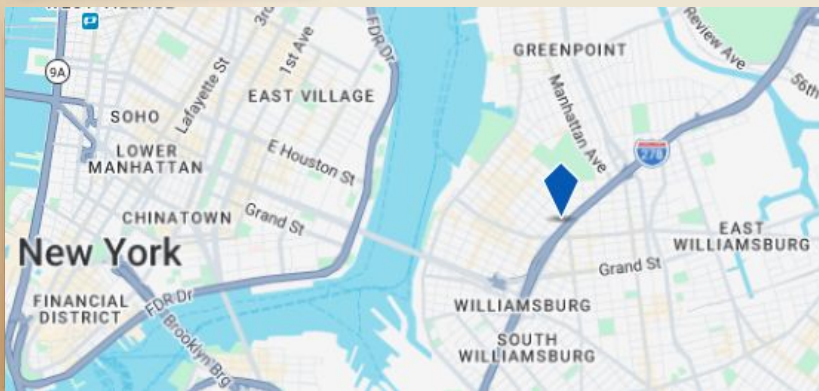


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LOCATION SUMMARY



-  **ADDRESS:** 300 N 8TH STREET, BROOKLYN NY 11211
-  **NEIGHBORHOOD:** WILLIAMSBURG
-  **YEAR BUILT:** 1910
-  **BLDG SQ FT:** 11,166
-  **LOT SQFT:** 2,567 (25.67' X 100')
-  **BLOCK/LOT:** 2323-0019
-  **ZONING DISTRICT:** M1-2 / R6
-  **SPECIAL DISTRICT:** 8(MX-8)



Recent Photographs of the Building and Apartments



Recent Photographs of the Building and Neighborhood



Available Documentation: Due Diligence & Transparency



Certified Rent Histories: DHCR folders ready for all 16 units. Leases for all units, 2022 current.



Clean Certificate of Occupancy: There are no outstanding HPD or DOB violations. Confirmed 16 Unit Legal Status.



Major Capital Improvements (MCI) Records: New Hot Water Heater 2025, Furnace (less than 10 yrs), New Sewer Line (2022), Roof well maintained, most apartments have been renovated within the last 15 years.



Floor Plan: 4 Units per floor. See Rent Roll for breakdown.

