

M.N.S

REAL ESTATE
NYC

XXXXXXXXXX New Development Rental
Comparable
Brooklyn, NY
October 16, 2024
Prepared By The MNS Research Team

ACTIVE + LEASED UNITS (30-day history)

BUILDING	BUILT	STORIES	UNITS	STUDIOS				1-BEDS				2-BEDS				3-BEDS				ALL UNITS / BLENDED		
				AVG GROSS RENT	AVG SQFT	AVG PPSF	AVG CURRENT CONCESSION	AVG GROSS RENT	AVG SQFT	AVG PPSF	AVG CURRENT CONCESSION	AVG GROSS RENT	AVG SQFT	AVG PPSF	AVG CURRENT CONCESSION	AVG GROSS RENT	AVG SQFT	AVG PPSF	AVG CURRENT CONCESSION	AVG GROSS RENT	AVG SQFT	AVG PPSF
YOUR BUILDING	2024	7	194	\$ 3,675	456	\$ 97	1 mth free	\$ 4,676	593	\$ 95	1 mth free	\$ 7,071	945	\$ 90	1 mth free	-	-	-	-	\$ 4,962	638	\$ 94
Comparable Building 1	2022	11	80	\$ 3,425	419	\$ 99	-	\$ 5,125	687	\$ 89	-	-	-	-	-	-	-	-	-	\$ 4,275	598	\$ 93
Comparable Building 2	2023	22	233	\$ 3,729	475	\$ 94	2 mths free	\$ 4,120	649	\$ 82	2 mths free	\$ 6,055	913	\$ 80	2 mths free	\$ 7,600	1186	\$ 77	2 mths free	\$ 5,710	951	\$ 81
Comparable Building 3	2023	7	240	\$ 3,479	-	-	-	\$ 4,238	657	\$ 82	-	\$ 6,089	909	\$ 80	2 mths free	\$ 7,800	1207	\$ 78	3 mths free	\$ 5,876	883	\$ 82
Comparable Building 4	2023	32	293	\$ 3,699	-	-	1 mth free	\$ 4,177	670	\$ 79	-	\$ 6,414	913	\$ 89	2 mths free	\$ 6,315	-	-	-	\$ 4,728	711	\$ 81
Comparable Building 5	2022	40	745	\$ 3,568	512	\$ 82	1 mth free	\$ 5,217	781	\$ 81	1 mth free	-	-	-	-	-	-	-	\$ 5,102	809	\$ 80	

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Greenpoint Waterfront Rental Comp
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UNIT MIX:	TOTAL	AVG SQFT	AVG GROSS RENT	AVG GROSS PPSF
STUDIO	22	477	\$ 3,735	\$ 93.97
1 BEDROOM	65	672	\$ 4,768	\$ 85.09
2 BEDROOM	30	1008	\$ 6,895	\$ 82.06
3 BEDROOM	12	1227	\$ 7,944	\$ 77.67
Total	129	769	\$ 5,382	\$ 84.00

ACTIVE + LEASED UNITS (15-day history)

BUILDING	AREA	UNIT	STATUS/ DATE LEASED	BEDS	BATH	SQFT	GROSS RENT	GROSS PPSF
30 Kent Street at 30 Kent Street	Greenpoint	#905	Active	0	1	419	\$ 3,450	\$ 98.81
30 Kent Street at 30 Kent Street	Greenpoint	#PH105	Active	0	1	-	\$ 3,400	-
Eagle + West at 1 Eagle Street	Greenpoint	#1-101	07-Oct-24	0	1	-	\$ 3,913	-
Eagle + West at 1 Eagle Street	Greenpoint	#1-602	07-Oct-24	0	1	-	\$ 3,378	-
Eagle + West at 1 Eagle Street	Greenpoint	#2-2320	14-Oct-24	0	1	516	\$ 3,436	\$ 79.91
Eagle + West at 1 Eagle Street	Greenpoint	#1-2102	Active	0	1	508	\$ 3,543	\$ 83.69
One Blue Slip at 1 Blue Slip	Greenpoint	#3Q	15-Oct-24	0	1	470	\$ 3,083	\$ 78.71
One Blue Slip at 1 Blue Slip	Greenpoint	#12K	15-Oct-24	0	1	437	\$ 2,968	\$ 81.50
One Blue Slip at 1 Blue Slip	Greenpoint	#21Q	Active	0	1	539	\$ 4,099	\$ 91.26
The Bellslip at 1 Bell Slip	Greenpoint	#25L	07-Oct-24	0	1	421	\$ 3,631	\$ 103.50
The Bellslip at 1 Bell Slip	Greenpoint	#25J	13-Oct-24	0	1	437	\$ 3,578	\$ 98.25
The Dupont at 16 Dupont Street	Greenpoint	#10E	Active	0	1	-	\$ 3,595	-
Two Blue Slip at 2 Blue Slip	Greenpoint	#11P	15-Oct-24	0	1	416	\$ 3,324	\$ 95.88
Two Blue Slip at 2 Blue Slip	Greenpoint	#11Q	Active	0	1	542	\$ 3,693	\$ 81.76
Two Blue Slip at 2 Blue Slip	Greenpoint	#29A	Active	0	1	542	\$ 3,633	\$ 80.44
West Wharf at 60 Wharf Drive	Greenpoint	#3707	Active	0	1	-	\$ 4,500	-
West Wharf at 60 Wharf Drive	Greenpoint	#1004	Active	0	1	-	\$ 4,350	-
West Wharf at 60 Wharf Drive	Greenpoint	#2707	Active	0	1	-	\$ 4,150	-
West Wharf at 60 Wharf Drive	Greenpoint	#1009	Active	0	1	-	\$ 4,100	-
West Wharf at 60 Wharf Drive	Greenpoint	#732	Active	0	1	-	\$ 3,700	-
West Wharf at 60 Wharf Drive	Greenpoint	#3708	In Contract	0	1	-	\$ 4,500	-
West Wharf at 60 Wharf Drive	Greenpoint	#2607	In Contract	0	1	-	\$ 4,150	-

BUILDING	AREA	UNIT	STATUS/ DATE LEASED	BEDS	BATH	SQFT	GROSS RENT	GROSS PPSF
30 Kent Street at 30 Kent Street	Greenpoint	#504	Active	1	1	692	\$ 5,500	\$ 95.38
30 Kent Street at 30 Kent Street	Greenpoint	#906	Active	1	1	682	\$ 4,750	\$ 83.58