

# M.N.S

REAL ESTATE  
NYC

Downtown Brooklyn New Development Rental Comparable
Brooklyn, NY
September 25, 2024
Prepared By The MNS Research Team

2017+ BUILD || >200 UNITS ONLY  
ACTIVE UNITS + 90 DAY HISTORY

UNIT MIX:	TOTAL	AVG SQ FT	AVG NET PRICE	AVG NET PPSF	AVG GROSS PRICE	AVG GROSS PPSF
STUDIO	87	473	\$ 3,528	\$ 89.46	\$ 3,698	\$ 93.76
1 BEDROOM	146	650	\$ 4,452	\$ 82.22	\$ 4,682	\$ 86.46
2 BEDROOM	70	1032	\$ 6,301	\$ 73.24	\$ 6,562	\$ 76.28
3 BEDROOM	18	1121	\$ 8,606	\$ 92.12	\$ 8,873	\$ 94.98
<b>Total</b>	<b>321</b>	<b>712</b>	<b>\$ 4,838</b>	<b>\$ 82.78</b>	<b>\$ 5,060</b>	<b>\$ 86.70</b>

BUILDING	AREA	UNIT	BEDROOM	BATH	SQ FT	MONTHS FREE	LEASE TERM (M)	CONCESSION %	NET PRICE	GROSS PRICE	DATE LEASED / STATUS	BUILT	STORIES	UNITS
505 State Street	Downtown Brooklyn	#16C	0	1	-	1	13	7.69%	\$ 3,378	\$ 3,660	1-Jul-24	2024	41	440
505 State Street	Downtown Brooklyn	#21H	0	1	-	1.5	18	8.33%	\$ 3,460	\$ 3,775	7-Aug-24	2024	41	440
505 State Street	Downtown Brooklyn	#24C	0	1	-	-	-	-	\$ 3,830	\$ 3,830	Active	2024	41	440
505 State Street	Downtown Brooklyn	#24H	0	1	-	1.5	18	8.33%	\$ 3,511	\$ 3,830	Active	2024	41	440
505 State Street	Downtown Brooklyn	#26H	0	1	-	1.5	18	8.33%	\$ 3,515	\$ 3,835	5-Aug-24	2024	41	440
505 State Street	Downtown Brooklyn	#27E	0	1	-	1	13	7.69%	\$ 3,628	\$ 3,930	19-Jul-24	2024	41	440
505 State Street	Downtown Brooklyn	#33H	0	1	-	1.5	18	8.33%	\$ 3,639	\$ 3,970	Active	2024	41	440
505 State Street	Downtown Brooklyn	#35H	0	1	-	1.5	18	8.33%	\$ 3,667	\$ 4,000	17-Sep-24	2024	41	440
505 State Street	Downtown Brooklyn	#35E	0	1	-	1.5	18	8.33%	\$ 3,758	\$ 4,100	1-Sep-24	2024	41	440
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#12E	0	1	-	-	-	-	\$ 3,323	\$ 3,323	23-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#2E	0	1	-	-	-	-	\$ 3,323	\$ 3,323	29-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#5G	0	1	-	1	13	7.69%	\$ 3,230	\$ 3,499	18-Jul-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#4C	0	1	-	1	13	7.69%	\$ 3,231	\$ 3,500	2-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#7G	0	1	-	1	13	7.69%	\$ 3,272	\$ 3,550	31-Jul-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#3G	0	1	-	-	-	-	\$ 3,600	\$ 3,600	25-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#2G	0	1	-	-	-	-	\$ 3,650	\$ 3,650	9-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#8G	0	1	-	-	-	-	\$ 3,650	\$ 3,650	9-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#9G	0	1	-	-	-	-	\$ 3,650	\$ 3,650	9-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#8E	0	1	-	-	-	-	\$ 3,650	\$ 3,650	25-Aug-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#4G	0	1	-	-	-	-	\$ 3,725	\$ 3,725	29-Jul-24	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#10E	0	1	-	-	-	-	\$ 3,867	\$ 3,867	Active	2024	21	294
99 Fleet at 99 Fleet Place	Downtown Brooklyn	#6H	0	1	-	-	-	-	\$ 3,867	\$ 3,867	Active	2024	21	294
City Tower at 10 City Point	Downtown Brooklyn	#31C	0	1	-	-	-	-	\$ 3,395	\$ 3,395	27-Jun-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#37C	0	1	-	-	-	-	\$ 3,425	\$ 3,425	3-Jul-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#24E	0	1	-	-	-	-	\$ 3,450	\$ 3,450	Active	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#39C	0	1	-	-	-	-	\$ 3,475	\$ 3,475	10-Jul-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#25S	0	1	-	-	-	-	\$ 3,525	\$ 3,525	3-Jul-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#37E	0	1	-	-	-	-	\$ 3,525	\$ 3,525	8-Jul-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#35S	0	1	-	-	-	-	\$ 3,625	\$ 3,625	19-Aug-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#28S	0	1	-	-	-	-	\$ 3,625	\$ 3,625	19-Sep-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#20A	0	1	-	-	-	-	\$ 3,675	\$ 3,675	Active	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#24A	0	1	-	-	-	-	\$ 3,800	\$ 3,800	24-Sep-24	2017	48	439
City Tower at 10 City Point	Downtown Brooklyn	#25A	0	1	-	-	-	-	\$ 3,875	\$ 3,875	28-Aug-24	2017	48	439
Hoyt and Horn at 45 Hoyt Street	Downtown Brooklyn	#6R	0	1	470	-	-	-	\$ 3,210	\$ 3,210	12-Jul-24	2018	26	368
Hoyt and Horn at 45 Hoyt Street	Downtown Brooklyn	#8S	0	1	494	-	-	-	\$ 3,267	\$ 3,267	23-Jul-24	2018	26	368
Hoyt and Horn at 45 Hoyt Street	Downtown Brooklyn	#10N	0	1	470	-	-	-	\$ 3,330	\$ 3,330	26-Jun-24	2018	26	368
Hoyt and Horn at 45 Hoyt Street	Downtown Brooklyn	#9Q	0	1	517	-	-	-	\$ 3,392	\$ 3,392	10-Sep-24	2018	26	368
Hoyt and Horn at 45 Hoyt Street	Downtown Brooklyn	#8L	0	1	527	-	-	-	\$ 3,468	\$ 3,468	2-Aug-24	2018	26	368
Hoyt and Horn at 45 Hoyt Street	Downtown Brooklyn	#10Q	0	1	517	-	-	-	\$ 3,475	\$ 3,475	19-Jul-24	2018	26	368
Hoyt and Horn at 45 Hoyt Street	Downtown Brooklyn	#14W	0	1	527	-	-	-	\$ 3,670	\$ 3,670	31-Jul-24	2018	26	368
Hub at 333 Schermerhorn Street	Downtown Brooklyn	#24L	0	1	-	-	-	-	\$ 3,391	\$ 3,391	29-Aug-24	2017	55	750
Hub at 333 Schermerhorn Street	Downtown Brooklyn	#25J	0	1	-	0.5	13	3.85%	\$ 3,404	\$ 3,540	21-Aug-24	2017	55	750

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**DOWNTOWN BROOKLYN / FT GREENE PIPELINE**  
**BROOKLYN NY**  
**AUGUST 2024**  
**Prepared By The MNS Research Team**

ADDRESS	AREA	TYPE	STATUS	TOTAL UNITS	DEVELOPER	TIMELINE
625 Fulton Street	DTBK	Rental	Under Construction	1,098	Rabsky Group	Early 2025
98 DeKalb Avenue (aka 180 Ashland Pl)	FT GREENE	Rental	Under Construction	609	Rockrose Development	Fall 2025
The Brook at 589 Fulton Street	DTBK	Rental	Under Construction	591	Redsky + Whitoff	3Q25
67-71 Prince Street (202-208 Tillary Street and 67-73 Prince Street )	DTBK	Rental	Under Construction	465	Madd Equities & Joy Construction	1Q25
240 Willoughby Street	FT GREENE	Rental	Under Construction	463	Rabsky Group	Late 2024
80 Flatbush Avenue	DTBK	Rental	Construction Pending	385	Alloy Development	2027
356 Fulton Street	DTBK	Rental	Under Construction	421	The Feil Organization	2025
89 Dekalb Ave	FT GREENE	Rental	Under Construction	325	RXR Realty	4Q25
17 Hanover Place	DTBK	Rental	Under Construction - Pre-Leasing	314	Lonicera Partners	Oct-24
101 Fleet Place	DTBK	Rental	Under Construction	292	Jay Group	Winter 2025
55 Willoughby Street	DTBK	Rental	Under Construction	295	Lonicera Partners	TBD
111 Willoughby Street	DTBK	Rental	Under Construction	227	The Michaels Organization	Spring 2025
19 Rockwell Place	FT GREENE	Rental	Under Construction	174	Brookstone Developers	3Q25
95 Rockwell Place	FT GREENE	TBD	Demolition	157	Charney Companies	TBD
570 Fulton Street	DTBK	Rental	Under Construction	155	Yitchok Katz / Goose Property	Winter 2025
130 St. Felix Street	FT GREENE	Condo/TBD	Proposed/Planning	120	Gotham Organization	TBD
188 Duffield Street	DTBK	Rental	Proposed/Planning	115	Duffield Developer	TBD
370 Livingston Street	DTBK	Condo/TBD	Under Construction	105	Developing NY State/ Goose Property Management	Late 2025
155 South Elliot Place	FT GREENE	TBD	Proposed/Planning	101	Mendel Berkowitz	TBD
150 Lawrence Street	DTBK	TBD	Under Construction	101	Twin Group Associates / Solomon Schwimmer	3Q25
285 Schermerhorn Street	DTBK	Rental	Under Construction	84	SDS Brooklyn	Oct-25
362 Livingston Street	DTBK	TBD / Rental	Proposed/Planning	75	Developing NY State/ Goose Property Management	TBD
23 Hanover Place aka 275 Livingston	DTBK	Condo/TBD	Under Construction	43	Aview Equities	TBD
91 Court Street	DTBK	Rental	Proposed/Planning	29	Michael Calabrese	TBD
9 Chapel St aka 219 Jay Street	DTBK	Condo	Under Construction	27	Tankhouse Development	Late 2024
236 Gold Street	DTBK	Rental	Proposed/Planning	13	Yisroel Greenfeld	TBD
<b>TOTAL UNITS IN PIPELINE</b>				<b>6,784</b>	<b>PLUS</b>	