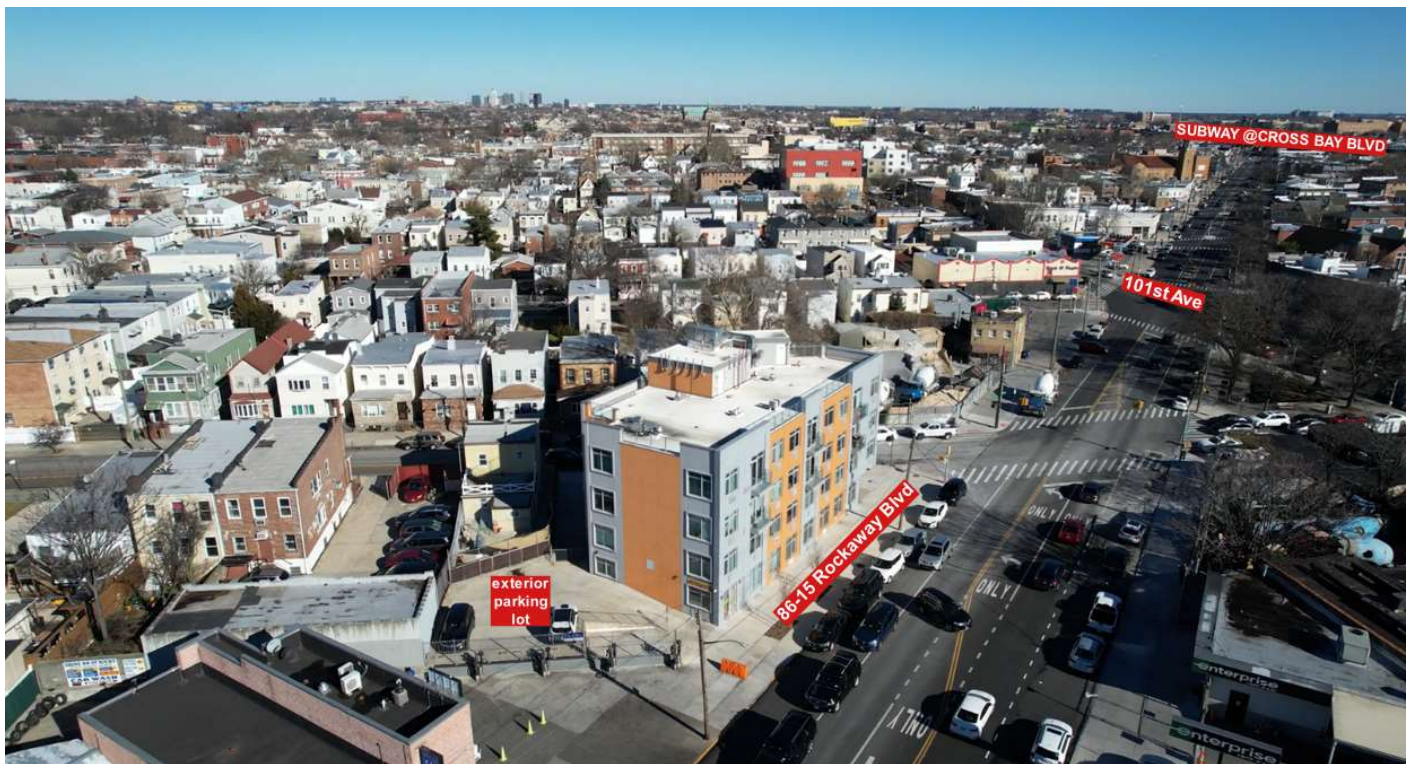


<p>86-15 ROCKAWAY BLVD OZONE PARK, NY, 11416 FOR SALE: The Weinberger Team SALES - LEASING - APPRAISALS</p>	<p>FOR SALE: 21 Unit 2021 Construction APARTMENT BUILDING</p>
<p>Victor D. Weinberger NYS Licensed Sales Associate Web: www.VictorWeinberger.com E-mail: VictorWeinbergerRealtor@gmail.com</p> <p>917-806-7040</p> <p>EXPERIENCE - KNOWLEDGE - DEDICATION 30 Years in Real Estate - Top 1% in USA Over 1,200 Transactions Closed CHAIRMAN'S CLUB MEMBER * REMAX HALL OF FAME</p> <p><small>71-15 Northern Blvd, Jackson Heights, NY, 11372 Office: 718-429-4400 E-Fax: 917-831-4774</small></p>	<p><><><>FEATURING<><><></p> <ul style="list-style-type: none"> *4 Story excellent construction building *421 Tax Abatement for 33 more years *20 Residential and 1 community space commercial *18 2 BR Apartments, 2 Studios, 1 community space *Tenants pay electric, heating, and all utilities *Indoor Garage and Exterior Parking lot *Laundry room on premises *Hardwood floors in apartments *Oversized Windows for tons of sunlight *Balconies *Roof Deck With Amazing 360 Views *Walk a few blocks to several subway stations *Located near major highways, major shopping, LIRR, World Resort Casino, parks and every conveniences

PRICE: \$10,750,000 (Assumable \$5.8 Million at only 4.5%)

SEE VIDEO: www.youtube.com/watch?v=G4BvWu28xqk (Copy link and put it in a browser)



RENT ROLL / EXPENSES

Rent Roll						
<i>** as of 5/1/23 when final renewal lease is realized**</i>						
Address:						
Suite #/ Address	Tenant Name	Monthly Rent	Yearly Rent	Status	Remarks	Term
1A -Studio	Stephanie Murillo	\$ 1,652.00	\$ 19,824.00	parking \$150	HPD	1/1/23-12/31/23
1B	Jasmine Gonzalez and Jaime Ramos	\$ 2,450.00	\$ 29,400.00			2/1/23-1/31/24
1C	VACANT AS OF 1/1/23	\$ 2,000.00	\$ 24,000.00		HPD	VACANT AS OF 1/1/23
1D	Olivia Groce	\$ 2,450.00	\$ 29,400.00			4/1/23-3/31/24
1E	Manuel Rivera	\$ 1,800.00	\$ 21,600.00			5/1/23-4/31/24
2A	Anna Wynter	\$ 2,000.00	\$ 24,000.00		HPD	12/15/21-10/31/23
2B	Cabrera Coraima	\$ 2,350.00	\$ 28,200.00	parking \$150		12/15/21-5/15/23
2C	Nancy Rivera	\$ 2,350.00	\$ 28,200.00			5/10/22-5/9/23
2D	John Cilia	\$ 2,399.00	\$ 27,588.00			1/1/23-12/31/23
2E	Edwin Carmen & Mario Oveda	\$ 2,450.00	\$ 29,400.00	parking \$150 storage \$50		12/15/22-12/14/23
3A	Elizabeth Martinez & Omar Castillo	\$ 2,600.00	\$ 31,200.00	parking \$150		12/15/22-12/14/23
3B	Dominque Williams	\$ 2,100.00	\$ 25,200.00		HPD	1/1/23-12/31/23
3C	Vanessa Mowatt	\$ 2,000.00	\$ 24,000.00		HPD	12/15/21-10/31/23
3D	Christopher Hoffman	\$ 2,450.00	\$ 29,400.00	parking \$150 indoor		3/25/23-3/24/24
3E	Delphine Robertson	\$ 2,550.00	\$ 30,600.00			12/15/22-12/14/23
4A	Adrian Rupan & Rosemary Roman	\$ 2,500.00	\$ 30,000.00			2/5/23-2/4/24
4B	Joshua Luddy	\$ 2,550.00	\$ 30,600.00	parking \$150		12/15/22-12/14/23
4C	Adrian Valentin	\$ 2,550.00	\$ 30,600.00	parking \$150		11/1/22-10/31/23
4D	Abela VanHanegin	\$ 2,100.00	\$ 25,200.00		HPD	12/1/22-11/30/23
4E	Onyedikachi Igwe	\$ 2,350.00	\$28,200.00			4/1/22-3/31/23
MEDICAL SPACE	Diversified Social Adult Daycare	\$ 4,500.00	\$54,000.00	Parking \$150		5/1/22-4/30/27
LAUNDRY	Generates income of \$50 each month	\$ 50.00	\$600.00			
MISC INCOME	Rooftop (150 sqft for 5 people gatherin	\$500 per 4 hours				
		\$ 50,201.00	\$ 600,612.00			
					Monthly	Annually
					\$51,301.00	\$615,612.00

THIS RENT ROLL IS FROM MAY 2023. THE RENT WENT UP to \$53,300 per month = \$642,000

EXPENSES:

RE Tax:	\$17,907
Water/Sewer:	\$12,000
Common Electric/Gas:	\$ 13,000
Insurance:	\$22,000
Elevator/Fire Alarm:	\$ 1,500
Maintenance and partial super	\$ 3,000
Phone and wifi	\$ 2,400
Vacancy factor	\$ 3,000
Total Expenses:	\$74,807

NET OPETATING INCOME: \$567,193

THE WEINBERGER TEAM

SALES - LEASING - APPRAISALS



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PROPERTY OVERVIEW

Address

Primary address	86-15 Rockaway Blvd
Zip code	11416
Neighborhood	Ozone Park
Borough	Queens
Block & lot	09058-0018



Property Taxes

Tax class	2
Property tax	\$17,907
Property tax tentative	\$18,001

Lot

Lot sqft	7,984
Lot dimensions	128.69 ft x 53.91 ft
Ground elevation	28 ft
Corner lot	SW

Zoning

Zoning districts	R6B, R4-1, C2-3 i
Zoning map	18a i

Building

Building class	Elevator Apartment - Semi-Fireproof with Stores (D7) i
Square feet	13,964
Building dimensions	128 ft x 109 ft
Buildings on lot	1
Stories	4
Roof height	50 ft
Year built	2020

Use

Residential units (DOF)	20
Residential sqft	13,697
Average residential unit size	685
Commercial units	1
Certificate(s) of occupancy	Click here i
CO issue date	12/07/2021
Issue type	Final

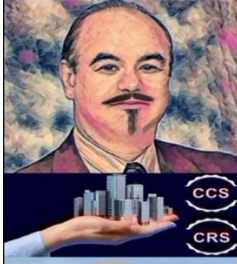
Floor Area Ratio (FAR)

Residential FAR	2
Facility FAR	2
FAR as built	1.75 i
Maximum usable floor area	15,968
Usable floor area as built	13,972
Unused FAR	1,996



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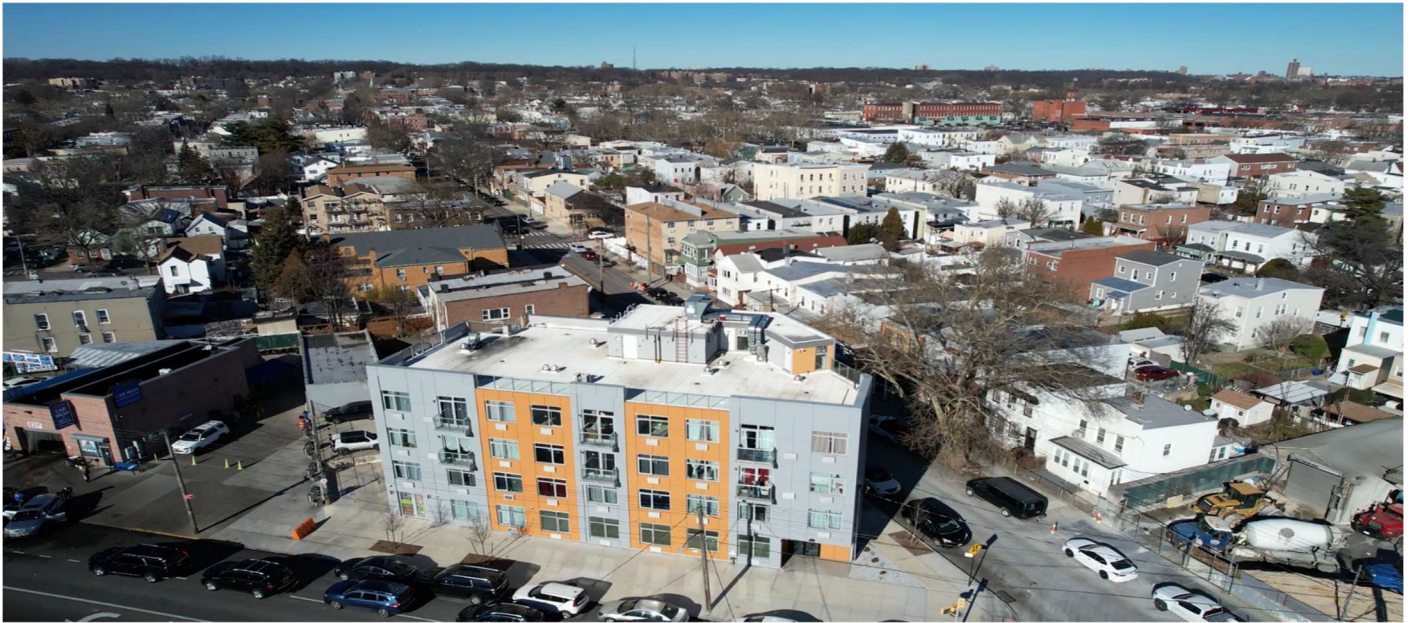
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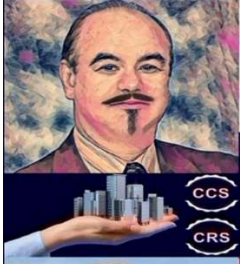


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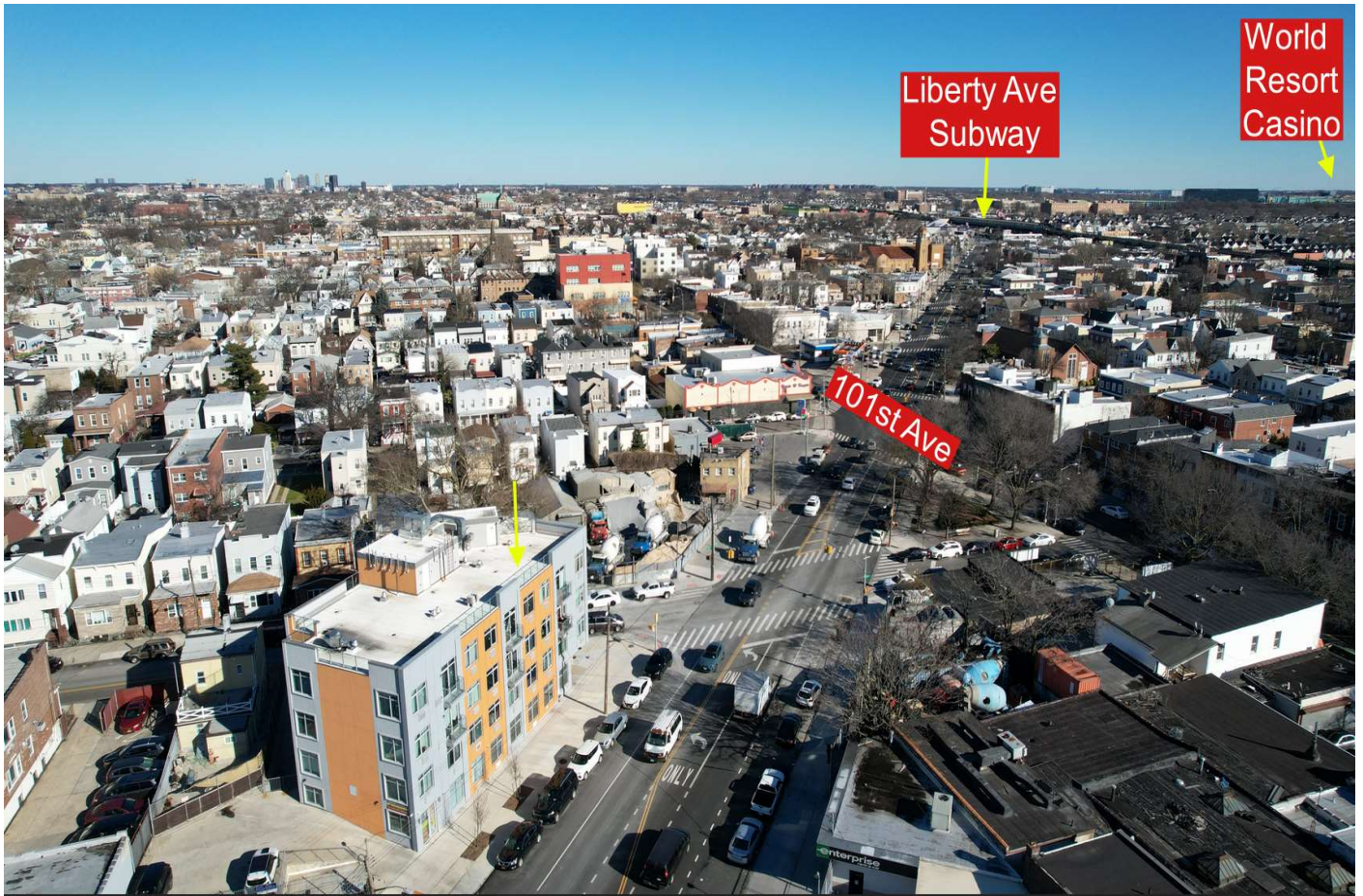
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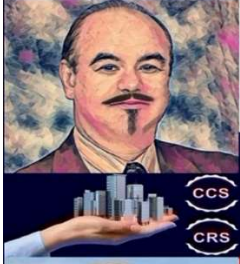
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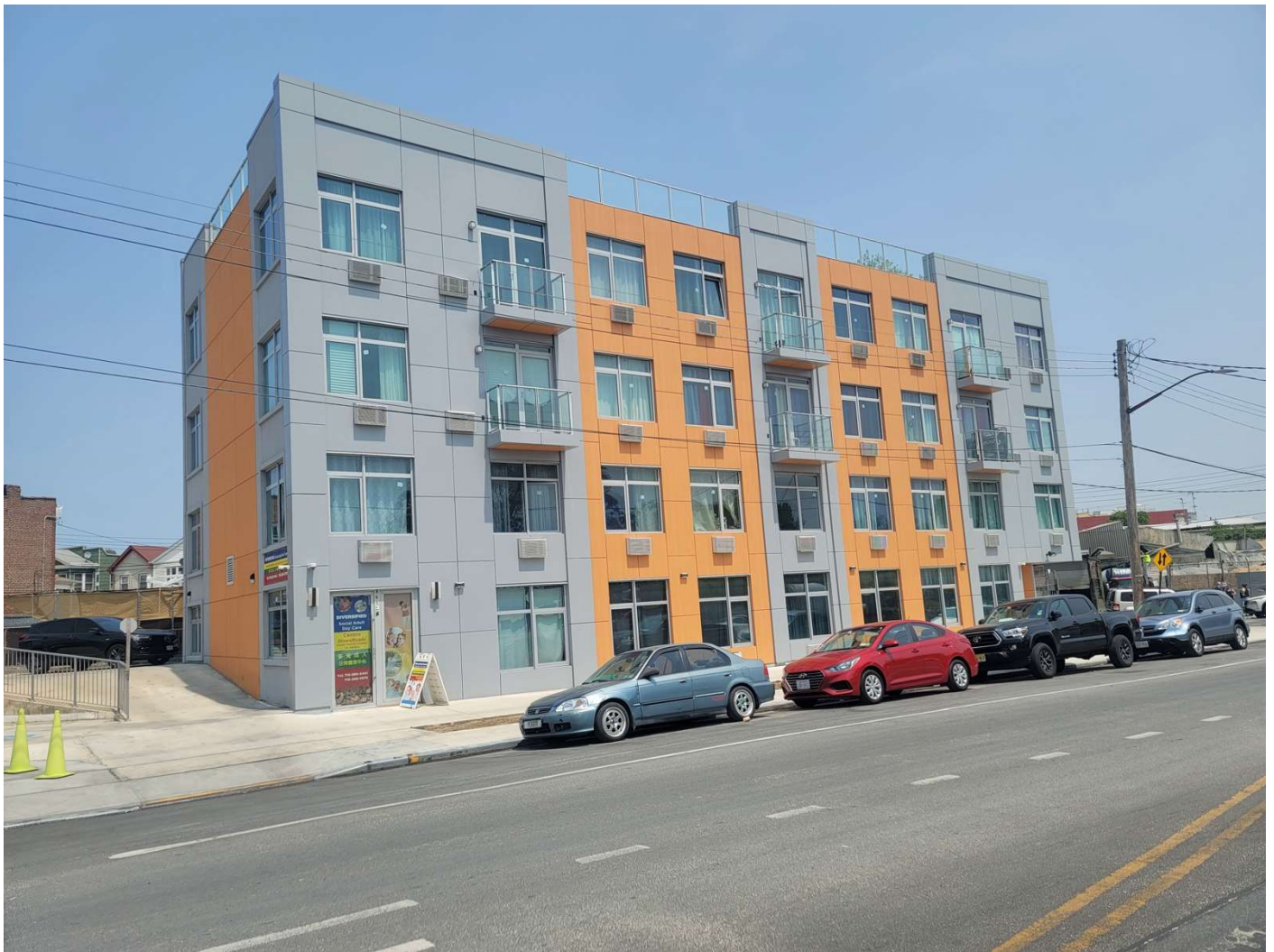
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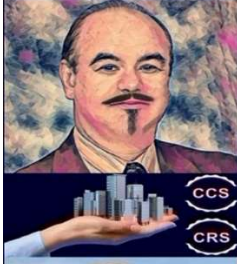


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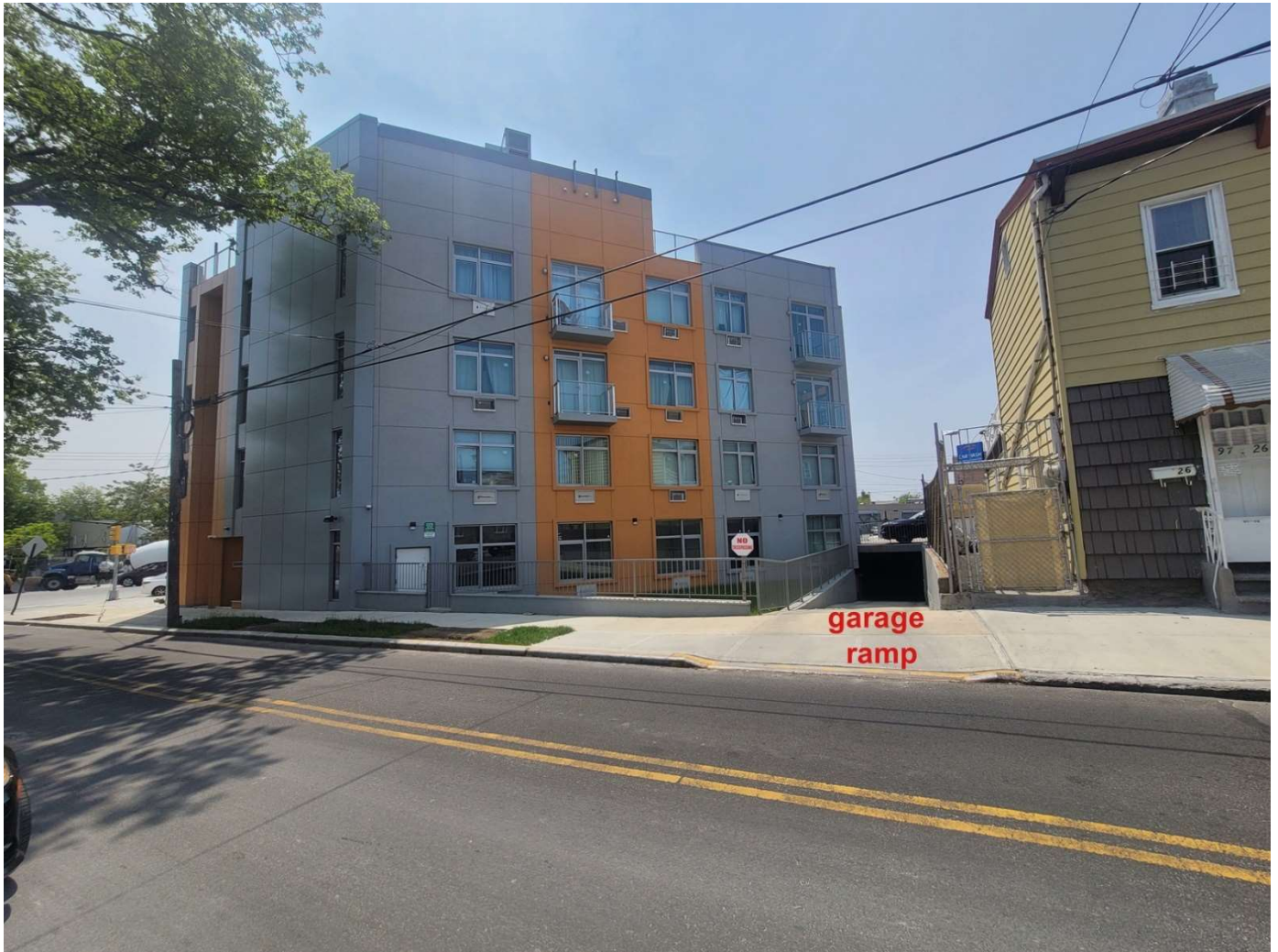
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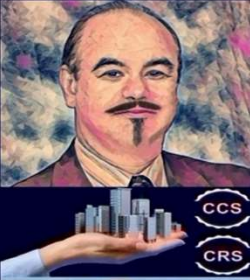
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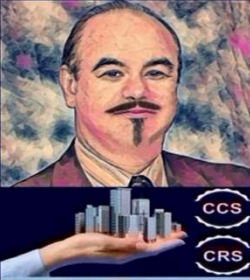
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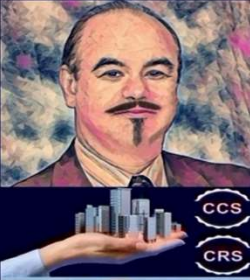
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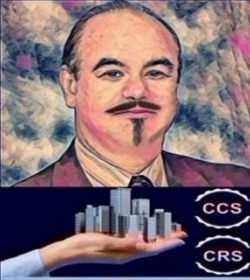
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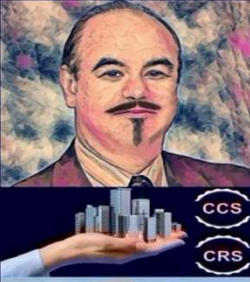
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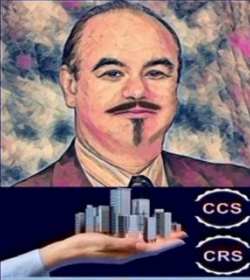
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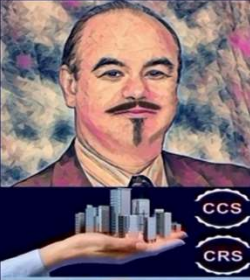
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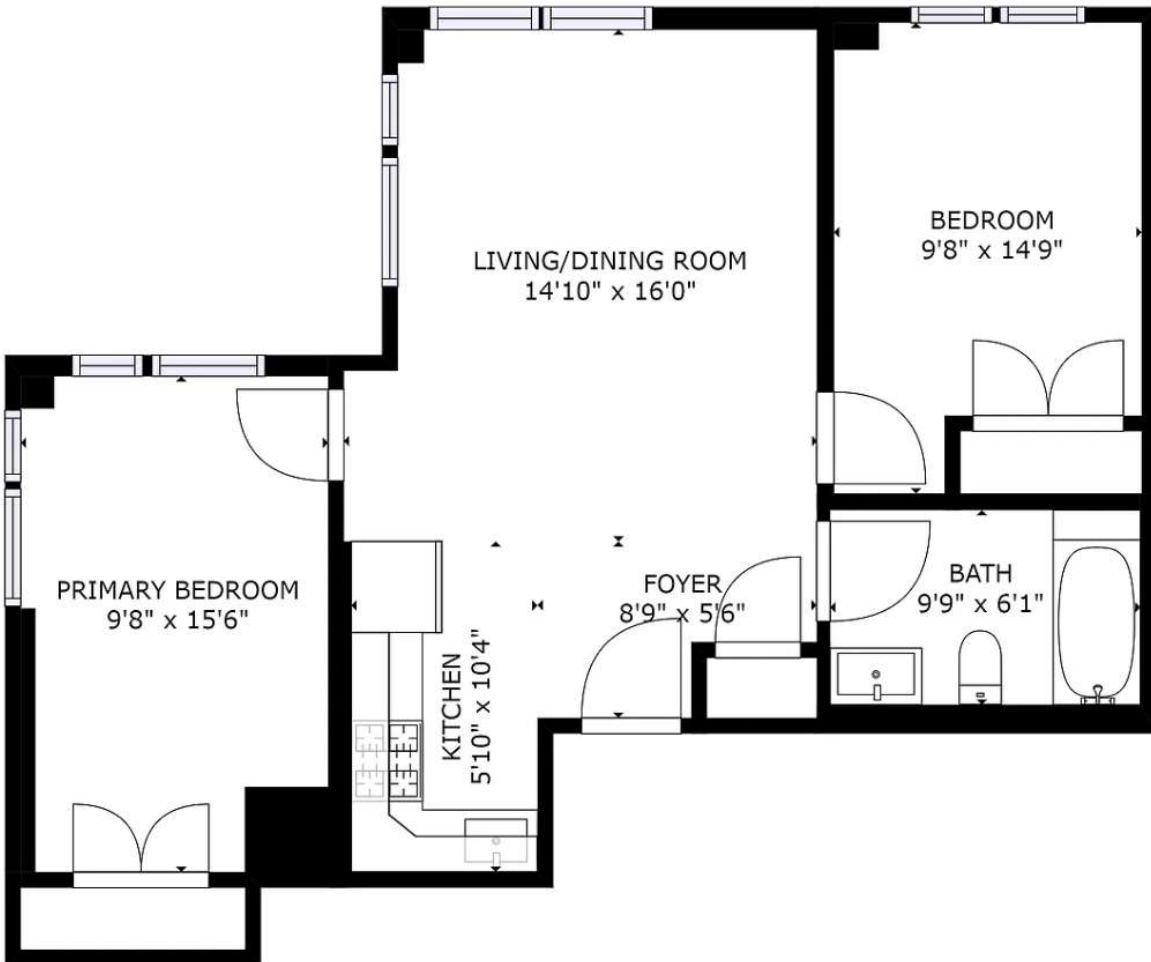
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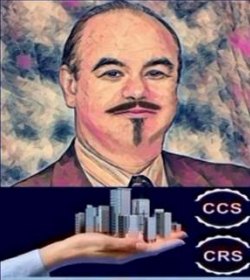


GROSS INTERNAL AREA
FLOOR 1: 721 sq. ft
TOTAL: 721 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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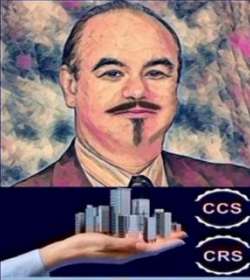
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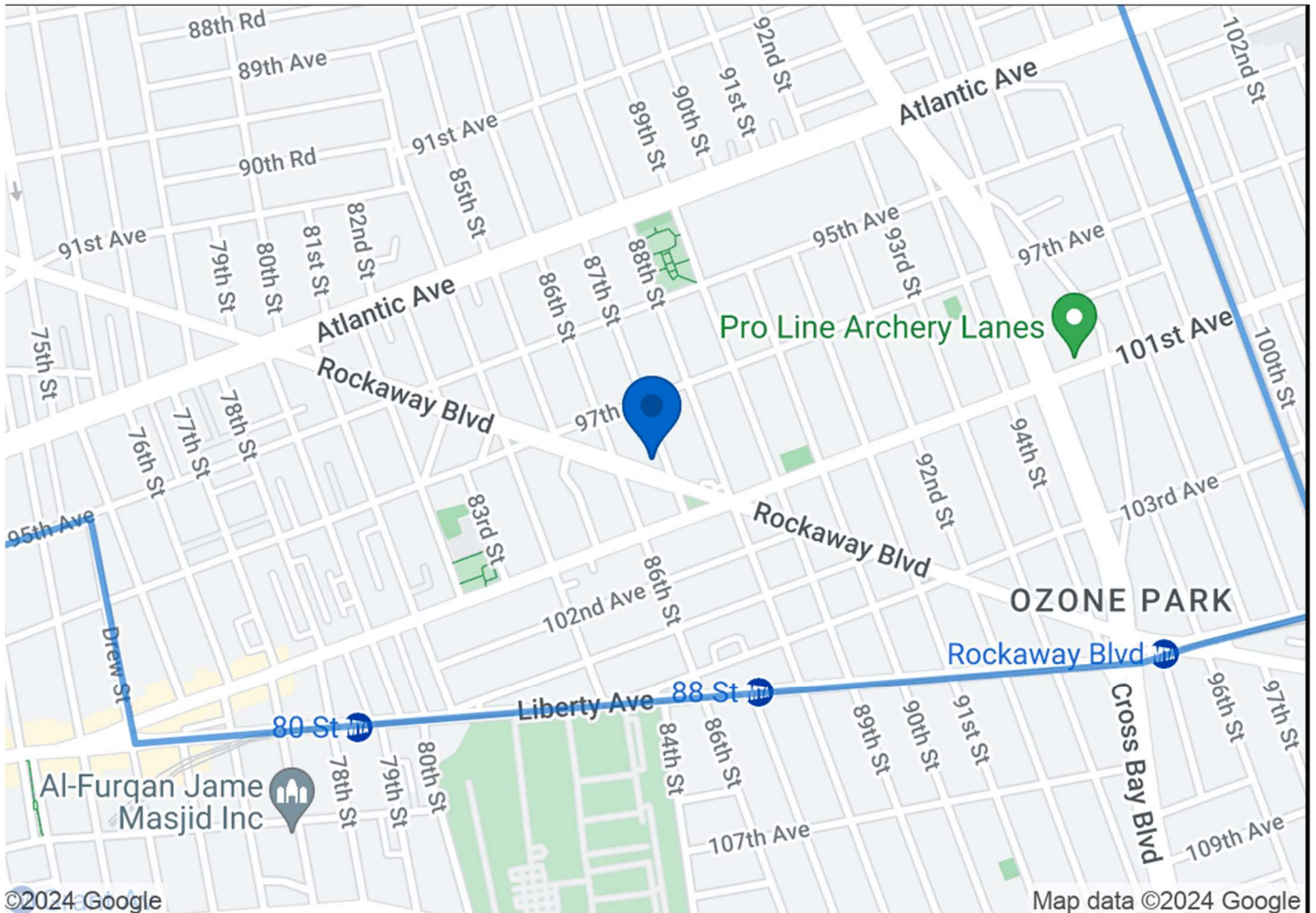
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TRANSPORTATION

TRANSIT/SUBWAY

88 Street Transit Stop 	6 min walk	0.3 mi
80 Street Transit Stop 	9 min walk	0.7 mi
Rockaway Boulevard Transit Stop 	10 min walk	0.5 mi
85 Street-Forest Parkway Transit Stop 	15 min walk	1.2 mi
Grant Avenue Transit Stop 	17 min walk	1.2 mi

COMMUTER RAIL

East New York Station Commuter Rail (West Hempstead Branch, Long Beach Branch, Far Rockaway Branch) 	7 min drive	3.6 mi
Kew Gardens Station Commuter Rail (Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Babylon Branch) 	8 min drive	3.4 mi
Jamaica Station Commuter Rail (West Hempstead Branch, Ronkonkoma Branch, Oyster Bay Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Far Rockaway Branch, Babylon Branch) 	6 min drive	3.3 mi
Forest Hills Station Commuter Rail (Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Babylon Branch) 	10 min drive	3.4 mi
Saint Albans Station Commuter Rail (West Hempstead Branch) 	11 min drive	5.0 mi

AIRPORT

John F. Kennedy International Airport	11 min drive	6.4 mi
La Guardia Airport	17 min drive	9.5 mi