

EXCLUSIVE OFFERING
FAR ROCKAWAY PORTFOLIO
10-07 HARTMAN LANE
31-41 HEALY AVENUE



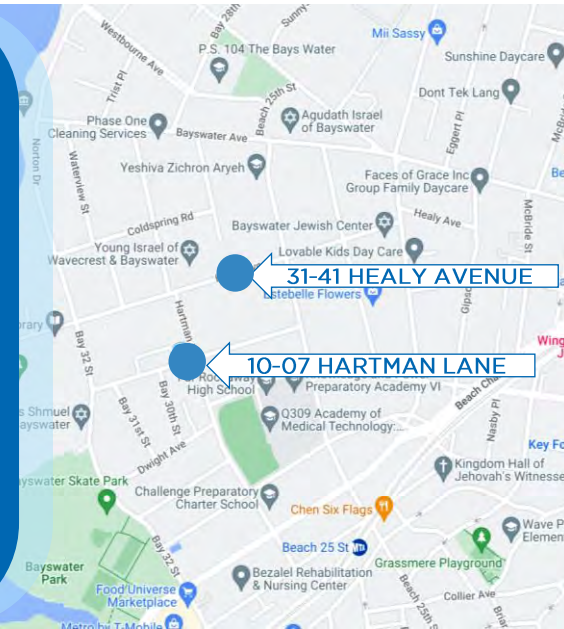
EXCLUSIVE GARDEN STYLE PORTFOLIO

FAR ROCKAWAY | 98,718 SF | 112 APARTMENTS

EXCLUSIVE \$13,000,000

ROCKAWAY BEACH | JFK AIRPORT

The Far Rockaway Portfolio includes two 2-story garden style complexes with 98,718 SF combined, 112 apartments, and parking. Located in the Bayswater neighborhood of Far Rockaway, Queens, the properties reside in a highly desirable location with proximity to multiple beaches, and walking distance to Bayswater Park and Rockaway Beach. Nearby subway access at Beach 25 Street [A] train and the Far Rockaway Long Island Railroad station. This investment opportunity offers significant rental upside to a new investor with approximately \$459,970 in preferential rents.



PACKAGE SUMMARY

BOROUGH	Queens
# OF BUILDINGS	2
RESIDENTIAL UNITS / ROOMS	112/404
STORIES	2
STATUS	110 RS, 2 TE
AVERAGE/RENTS (UNIT/ROOM)	\$1,416/ \$393
COMBINED GROSS SF	98,718 SF

PRICING METRICS

PACKAGE PRICE	\$13,000,000
PPU	\$116,071
PPSF	\$132
GRM	6.9x
CAP RATE	5.5%

FINANCING

Bridge Financing: \$9,500,000
Delivered free and clear

PORTFOLIO INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL	\$1,903,500
STORAGE	\$2,300
LAUNDRY	\$9,600
GROSS INCOME	\$1,915,400
VACANCY & CREDIT LOSS (3%)	(\$38,600)
EFFECTIVE GROSS INCOME (EGI)	\$1,876,800

Legal vs billed rent upside: \$459,970

EXPENSES	
REAL ESTATE TAXES (2023/2024)	\$335,000
WATER & SEWER	\$123,100
PAYROLL	\$189,200
INSURANCE	\$193,000
MANAGEMENT FEE (3%)	\$56,300
FUEL (GAS)	\$141,700
UTILITIES	\$24,300
REPAIRS, MAINTENANCE, & MISC.	\$95,200
TOTAL EXPENSES	\$1,157,800

NET OPERATING INCOME	\$719,000
-----------------------------	------------------

EXCLUSIVE GARDEN STYLE PORTFOLIO

FAR ROCKAWAY | 98,718 SF | 112 APARTMENTS

INVESTMENT HIGHLIGHTS



100% occupied & 95%+ collections



Legal vs. Billed Rents have **annual upside** of approximately \$460,000 between both assets, allowing future ownership to increase rents accordingly



Garden style complexes with lush landscaping attract **both families and working professionals** seeking a suburban feel in an urban environment



Desirable location, Steps from Bayswater Park and Rockaway Beach with close proximity to Far Rockaway High School. 15-minute drive to JFK airport



Nearby subway train: A-line at Far Rockaway-Mott Avenue, Beach 25th Street, and Beach 35th Street. 6-minute drive to Far Rockaway Long Island Railroad Station.

NEW DEVELOPMENTS



13-12 BEACH CHANNEL DRIVE – BEACH CHANNEL APARTMENTS

Expected to debut in January 2025, the 8-story property will consist of a mix of 147 affordable units, 100 shelter units with supportive services, tenant amenities, and a community facility space of roughly 1,239 SF on the ground floor.

331 BEACH 35TH STREET – BEACH GREEN DUNES III

The mixed-use affordable housing property will include 146 mixed-income apartments, 2,100 SF of commercial space, and a 1,160 SF community center. The development will create a new transit plaza with access from the building to the Beach 36th Street-Edgemere A Train subway station.



20-50 NAMEOKE AVENUE – NAMEOKE APARTMENTS

The 9-story residential building includes 117 apartments, of which 45 units are for residents at 60 percent area median income (AMI). Amenities include laundry room, outdoor areas, a recreation room, security cameras and a security guard.



EXCLUSIVE

10-07 HARTMAN LANE, FAR ROCKAWAY, QUEENS, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30TH STREET | 72 UNITS

Built in 1960, 10-07 Hartman Lane is a 2-story garden style complex that sits on 1.9 acres, has 55,218 SF, 72 apartments, and parking. This property is located adjacent to Hartman Lane, Bay 30 Street, and Bessemund Avenue in Far Rockaway. The property is walking distance to Bayswater Park, Rockway Beach, and St John's Episcopal Hospital. Nearby subways include the Beach 25 Street [A] train station.



PROPERTY SUMMARY

NEIGHBORHOOD	Far Rockaway
CROSS STREETS	Bessemund Avenue, Dwight Avenue & Bay 30 th Street
BLOCK / LOT	15739 / 1
LOT / BUILT DIMENSIONS	399.5' x 207' / 222' x 31'
STORIES	2
GROSS SF/ ACRES	55,218 SF/ 1.9 Acres
YEAR BUILT	1960
APARTMENTS	72
LAYOUT	48/3 & 24/4 = 240 Rooms
AVERAGE RENT (APT/ROOM)	\$1,378 / \$413
FAR BUILT / ALLOWED	0.5 / 0.68
ZONING	R3-2
HPD VIOLATIONS	60: 10A, 42B & 8C

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL	\$1,190,800
STORAGE	\$1,500
LAUNDRY	\$4,800
GROSS INCOME	\$1,197,100
VACANCY & CREDIT LOSS (2%)	(\$24,100)
EFFECTIVE GROSS INCOME (EGI)	\$1,173,000
<i>Legal vs billed rent upside: \$276,840</i>	
EXPENSES	
REAL ESTATE TAXES (2023/2024)	\$216,300
WATER & SEWER	\$75,100
PAYROLL	\$113,500
INSURANCE	\$123,000
MANAGEMENT FEE (3%)	\$35,200
FUEL (GAS)	\$86,100
UTILITIES	\$15,200
REPAIRS, MAINTENANCE, & MISC.	\$61,200
TOTAL EXPENSES	\$725,600
NET OPERATING INCOME	\$447,400

EXCLUSIVE

10-07 HARTMAN LANE, FAR ROCKAWAY, QUEENS, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30TH STREET | 72 UNITS

RESIDENTIAL RENT ROLL

UNIT	APT#	TENANT	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	B1036A	Tenant 1	\$1,383.75	\$1,678.55	3.0	3/31/24	RS
2	B1036B	Tenant 2	\$1,418.34	\$1,451.91	3.0	2/29/24	RS
3	B1038A	Tenant 3	\$1,332.19	\$2,207.46	3.0	3/31/25	RS
4	B1038B	Tenant 4	\$1,412.77	\$1,412.77	3.0	7/31/24	RS
5	B1040A	Tenant 5	\$1,486.25	\$2,864.69	3.0	6/30/24	RS
6	B1040B	Tenant 6	\$1,142.55	\$1,142.55	3.0	6/30/24	RS
7	B2917A	Tenant 7	\$1,393.88	\$1,645.98	3.0	4/30/24	RS
8	B2917B	Tenant 8	\$956.43	\$956.43	3.0	3/31/25	RS
9	B2915A	Tenant 9	\$1,600.00	\$1,857.06	3.0	7/23/24	RS
10	B2915B	Tenant 10	\$1,418.34	\$1,991.99	3.0	12/31/23	RS
11	B2911A	Tenant 11	\$1,524.85	\$1,524.85	4.0	10/31/23	RS
12	B2911B	Tenant 12	\$1,362.62	\$1,362.62	4.0	12/31/24	RS
13	B2909A	Tenant 13	\$1,096.72	\$1,096.72	4.0	2/29/24	RS
14	B2909B	Tenant 14	\$1,922.14	\$2,095.37	4.0	12/31/24	RS
15	B2905A	Tenant 15	\$1,277.39	\$2,285.27	3.0	9/30/24	RS
16	B2905B	Tenant 16	\$945.00	\$945.00	3.0	12/31/24	RS
17	B2903A	Tenant 17	\$1,536.95	\$1,536.95	3.0	10/31/23	RS
18	B2903B	Tenant 18	\$1,393.88	\$1,649.19	3.0	3/31/24	RS
19	H1031A	Tenant 19	\$1,545.79	\$2,346.03	3.0	10/31/23	RS
20	H1031B	Tenant 20	\$1,593.08	\$1,989.28	3.0	4/30/25	RS
21	H1029A	Tenant 21	\$1,233.42	\$1,233.42	3.0	1/31/24	RS
22	H1029B	Tenant 22	\$1,165.61	\$1,165.61	3.0	1/31/24	RS
23	H1027A	Tenant 23	\$1,507.96	\$1,507.96	3.0	12/31/23	RS
24	H1027B	Tenant 24	\$1,403.56	\$3,293.77	3.0	6/30/24	RS
25	H1025A	Tenant 25	\$1,071.59	\$1,071.59	4.0	5/31/24	RS
26	H1025B	Tenant 26	\$1,383.75	\$1,782.95	4.0	2/29/24	RS
27	H1023A	Tenant 27	\$1,676.78	\$3,056.60	4.0	4/30/24	RS
28	H1023B	Tenant 28	\$955.67	\$955.67	4.0	4/30/24	RS
29	H1021A	Tenant 29	\$1,688.65	\$1,688.65	3.0	7/31/25	RS
30	H1021B	Tenant 30	\$1,311.34	\$1,311.34	3.0	3/31/24	RS
31	H1019A	Tenant 31	\$1,362.39	\$2,055.41	3.0	10/31/23	RS
32	H1019B	Tenant 32	\$1,375.00	\$2,555.01	3.0	11/30/23	RS
33	H1017A	Tenant 33	\$1,417.50	\$1,951.96	3.0	2/28/25	RS
34	H1017B	Tenant 34	\$1,224.88	\$1,429.78	3.0	4/30/24	RS
35	H1015A	Tenant 35	\$1,350.00	\$1,946.78	3.0	5/31/24	RS
36	H1015B	Tenant 36	\$1,600.00	\$1,889.91	3.0	7/14/24	RS
37	H1011A	Tenant 37	\$1,387.13	\$1,987.98	3.0	9/30/25	RS
38	H1011B	Tenant 38	\$1,301.75	\$1,579.74	3.0	1/31/24	RS
39	H1009A	Tenant 39	\$1,118.09	\$1,118.09	3.0	11/30/24	RS
40	H1009B	Tenant 40	\$1,393.88	\$2,077.75	3.0	1/31/24	RS

EXCLUSIVE

10-07 HARTMAN LANE, FAR ROCKAWAY, QUEENS, NY 11691

AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30TH STREET | 72 UNITS

RESIDENTIAL RENT ROLL

UNIT	APT#	TENANT	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
41	H1007A	Tenant 41	\$1,526.43	\$2,844.90	3.0	1/31/24	RS
42	H1007B	Tenant 42	\$1,425.00	\$1,590.43	3.0	6/30/24	RS
43	H1005A	Tenant 43	\$1,393.88	\$1,580.13	3.0	1/31/24	RS
44	H1005B	Tenant 44	\$1,251.50	\$1,251.50	3.0	12/31/24	RS
45	H1003A	Tenant 45	\$1,206.87	\$1,206.87	4.0	7/31/24	RS
46	H1003B	Tenant 46	\$1,565.32	\$1,565.32	4.0	6/30/24	RS
47	H1001A	Tenant 47	\$1,522.83	\$1,522.83	4.0	6/30/24	RS
48	H1001B	Tenant 48	\$1,355.10	\$1,355.10	4.0	1/31/24	RS
49	D2906A	Tenant 49	\$1,799.27	\$2,359.95	4.0	3/31/24	RS
50	D2906B	Tenant 50	\$1,603.35	\$1,663.35	4.0	8/31/24	RS
51	D2908A	Tenant 51	\$1,523.14	\$1,523.14	4.0	7/31/24	RS
52	D2908B	Tenant 52	\$1,408.39	\$1,408.39	4.0	11/30/23	RS
53	D2914A	Tenant 53	\$1,383.75	\$2,461.31	3.0	8/31/24	RS
54	D2914B	Tenant 54	\$1,444.14	\$1,444.14	3.0	3/31/24	RS
55	D2916A	Tenant 55	\$1,161.72	\$1,161.72	3.0	8/31/24	RS
56	D2916B	Tenant 56	\$1,184.47	\$1,184.47	3.0	9/30/25	RS
57	B1008A	Tenant 57	\$1,425.00	\$1,553.02	3.0	11/30/23	RS
58	B1008B	Tenant 58	\$1,350.00	\$1,383.28	3.0	2/29/24	RS
59	B1010A	Tenant 59	\$1,566.94	\$1,566.94	3.0	11/30/23	RS
60	B1010B	Tenant 60	\$1,457.22	\$1,742.19	3.0	9/30/24	RS
61	B1012A	Tenant 61	\$1,521.36	\$1,521.36	4.0	12/31/23	RS
62	B1012B	Tenant 62	\$1,420.11	\$2,054.46	4.0	10/31/24	RS
63	B1014A	Tenant 63 - Super	\$0.00	\$0.00	4.0	-	TE
64	B1014B	Tenant 64	\$1,676.78	\$2,948.31	4.0	4/30/24	RS
65	B1018A	Tenant 65	\$1,301.69	\$1,301.69	4.0	10/31/23	RS
66	B1018B	Tenant 66	\$1,450.16	\$2,234.43	4.0	1/31/24	RS
67	B1020A	Tenant 67	\$1,861.92	\$1,861.92	4.0	5/14/25	RS
68	B1020B	Tenant 68	\$1,701.93	\$2,037.74	4.0	1/31/24	RS
69	B1022A	Tenant 69	\$1,220.80	\$1,220.80	3.0	10/31/23	RS
70	B1022B	Tenant 70	\$926.32	\$926.32	3.0	7/31/24	RS
71	B1024A	Tenant 71	\$1,436.00	\$2,076.42	3.0	4/30/24	RS
72	B1024B	Tenant 72	\$1,486.64	\$2,047.22	3.0	11/30/23	RS
-	OS-1/2	-	\$300.00	\$300.00	-	-	-
-	OS-4	-	\$75.00	\$75.00	-	-	-
-	Laundry	-	\$400.00	\$400.00	-	-	-
RESIDENTIAL MONTHLY INCOME			\$100,004.90	\$123,075.30	240.0		
RESIDENTIAL ANNUAL INCOME			\$1,200,058.82	\$1,476,903.55			

EXCLUSIVE
10-07 HARTMAN LANE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30TH STREET | 72 UNITS

PROPERTY PHOTOS: EXTERIOR



EXCLUSIVE
10-01 HARTMAN LANE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30TH STREET | 72 UNITS

PROPERTY PHOTOS: EXTERIOR



EXCLUSIVE
10-07 HARTMAN LANE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30TH STREET | 72 UNITS

PROPERTY PHOTOS: MECHANICALS



EXCLUSIVE
10-07 HARTMAN LANE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 29-03 BESSEMUND AVENUE & 10-20 BAY 30TH STREET | 72 UNITS

PROPERTY PHOTOS: STREET VIEWS



Far Rockaway High School located directly across the street.

EXCLUSIVE

31-41 HEALY AVENUE, FAR ROCKAWAY, QUEENS, NY 11691

AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

Built in 1945, 31-41 Healy Avenue is a 2-story garden style complex that sits on 1.61 acres and has 43,500 SF, 40 apartments, and parking. This property is located on the corner of Bay 32nd Street and Hartman Lane. 31-41 Healy Avenue is walking distance to Far Rockaway, Bayswater Park, Rockway Beach, Rockaway Community Park, and St John's Episcopal Hospital. Nearby subways include the Beach 25 Street [A] train stations.



PROPERTY SUMMARY

NEIGHBORHOOD	Far Rockaway
CROSS STREETS	Norton Drive, Waterview Street & Hartman Lane
BLOCK / LOT	15738 / 33
LOT/BUILT DIMENSIONS	348' x 162' / 159.5' x 19.33'
STORIES	2
GROSS SF/ ACRES	43,500 SF/ 1.61 Acres
YEAR BUILT	1945
APARTMENTS	40
LAYOUT	4/3, 32/4 & 4/6 = 164
AVERAGE RENT (APT/ROOM)	\$1,485 / \$362
FAR BUILT / ALLOWED	0.75 / 0.62
ZONING	R4-1
HPD VIOLATIONS	96: 22A, 66B & 8C

INCOME & EXPENSES

INCOME	IN-PLACE
RESIDENTIAL	\$712,700
STORAGE & LAUNDRY	\$5,600
GROSS INCOME	\$718,300
VACANCY & CREDIT LOSS (2%)	(\$14,500)
EFFECTIVE GROSS INCOME (EGI)	\$703,800
<i>Legal vs billed rent upside: \$183,130</i>	
EXPENSES	
REAL ESTATE TAXES (2023/2024)	\$118,700
WATER & SEWER	\$48,000
PAYROLL	\$75,700
INSURANCE	\$70,000
MANAGEMENT FEE (3%)	\$21,100
FUEL (GAS)	\$55,600
UTILITIES	\$9,100
REPAIRS, MAINTENANCE, & MISC.	\$34,000
TOTAL EXPENSES	\$432,200
NET OPERATING INCOME	\$271,600

EXCLUSIVE
31-41 HEALY AVENUE, FAR ROCKAWAY, QUEENS, NY 11691
 AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

RESIDENTIAL RENT ROLL

UNIT	APT#	TENANT	RENT/MONTH	LEGAL RENT	ROOMS	LXP	STATUS
1	01A	Tenant 1	\$1,638.60	\$3,351.05	4.0	1/31/24	RS
2	01B	Tenant 2	\$1,703.63	\$3,267.02	4.0	3/31/24	RS
3	03A	Tenant 3	\$1,845.00	\$3,788.66	6.0	3/31/24	RS
4	03B	Tenant 4	\$2,051.36	\$2,702.28	6.0	5/31/24	RS
5	05A	Tenant 5	\$1,780.59	\$1,780.59	6.0	8/31/24	RS
6	05B	Tenant 6	\$1,812.33	\$2,030.20	6.0	8/31/24	RS
7	07A	Tenant 7	\$1,690.56	\$1,690.56	4.0	7/31/24	RS
8	07B	Tenant 8	\$1,566.82	\$1,566.82	4.0	4/30/24	RS
9	09A	Tenant 9	\$1,966.61	\$1,966.61	4.0	11/30/23	RS
10	09B	Tenant 10	\$1,796.29	\$2,806.40	4.0	10/31/24	RS
11	11A	Tenant 11	\$1,627.97	\$1,627.97	4.0	2/29/24	RS
12	11B	Tenant 12	\$1,293.59	\$1,293.59	4.0	10/31/23	RS
13	15A	Tenant 13	\$1,802.02	\$1,802.02	4.0	6/30/24	RS
14	15B	Tenant 14	\$1,693.21	\$2,872.37	4.0	2/28/25	RS
15	17A	Tenant 15	\$1,444.36	\$1,638.98	4.0	10/31/23	RS
16	17B	Tenant 16	\$1,876.82	\$2,110.63	4.0	1/31/25	RS
17	19A	Tenant 17	\$1,011.49	\$1,011.49	4.0	2/29/24	RS
18	19B	Tenant 18	\$1,179.69	\$1,179.69	4.0	11/30/23	RS
19	21A	Tenant 19	\$1,501.19	\$1,739.59	4.0	5/31/24	RS
20	21B	Tenant 20	\$1,703.63	\$2,676.20	4.0	1/31/24	RS
21	23A	Tenant 21	\$1,076.03	\$1,076.03	4.0	9/30/24	RS
22	23B	Tenant 22	\$1,668.19	\$2,136.09	4.0	10/31/24	RS
23	25A	Tenant 23	\$1,394.36	\$2,626.58	4.0	4/20/24	RS
24	25B	Tenant 24	\$1,799.77	\$1,840.65	4.0	12/31/23	RS
25	27A	Tenant 25	\$1,575.94	\$2,636.25	4.0	1/31/24	RS
26	27B	Tenant 26	\$1,628.47	\$2,247.23	4.0	8/31/24	RS
27	29A	Tenant 27	\$1,798.39	\$1,798.39	4.0	3/31/25	RS
28	29B	Tenant 28	\$1,376.83	\$2,124.98	4.0	7/31/24	RS
29	31A	Tenant 29	\$0.00	\$0.00	4.0	-	TE
30	31B	Tenant 30	\$1,129.09	\$1,129.09	4.0	7/31/25	RS
31	33A	Tenant 31	\$1,243.84	\$1,243.84	4.0	10/31/23	RS
32	33B	Tenant 32	\$1,102.08	\$1,102.08	4.0	3/31/24	RS
33	35A	Tenant 33	\$1,148.02	\$1,148.02	4.0	10/31/23	RS
34	35B	Tenant 34	\$1,002.54	\$1,251.62	4.0	3/31/24	RS
35	37A	Tenant 35	\$1,381.51	\$1,381.51	3.0	5/31/24	RS
36	37B	Tenant 36	\$1,280.51	\$1,280.51	3.0	4/30/24	RS
37	39A	Tenant 37	\$1,393.88	\$2,440.83	3.0	8/31/24	RS
38	39B	Tenant 38	\$1,537.72	\$1,738.86	3.0	4/30/25	RS
39	41A	Tenant 39	\$1,349.21	\$1,427.76	4.0	6/30/24	RS
40	41B	Tenant 40	\$1,520.43	\$1,520.43	4.0	3/31/24	RS
-	Laundry	Tenant 41	\$400.00	-	-	-	-
RESIDENTIAL MONTHLY INCOME			\$59,792.57	\$75,053.47	164.0		
RESIDENTIAL ANNUAL INCOME			\$717,510.88	\$900,641.68			

EXCLUSIVE
31-41 HEALY AVENUE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

PROPERTY PHOTOS: EXTERIOR



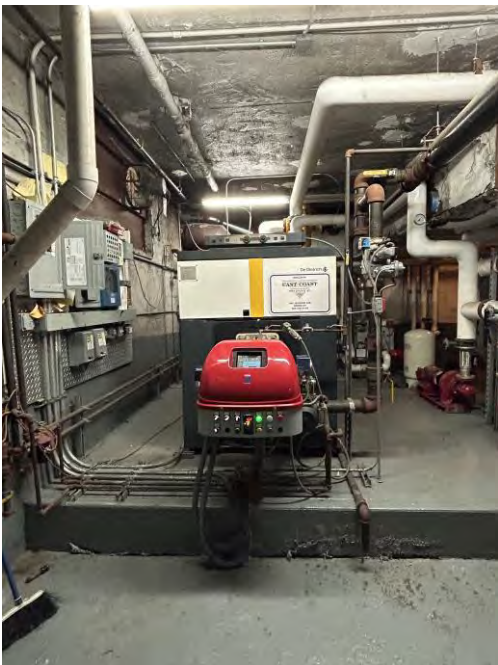
EXCLUSIVE
31-41 HEALY AVENUE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

PROPERTY PHOTOS: EXTERIOR



EXCLUSIVE
31-41 HEALY AVENUE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

PROPERTY PHOTOS: MECHANICALS



EXCLUSIVE
31-41 HEALY AVENUE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

PROPERTY PHOTOS: STREET VIEWS



EXCLUSIVE
31-41 HEALY AVENUE, FAR ROCKAWAY, QUEENS, NY 11691
AKA 3107-3135 HEALY AVENUE | 40 UNITS | 43,500 SF

PROPERTY PHOTOS: PARKING LOT



NEIGHBORING SINGLE FAMILY DEVELOPMENT



Located at 3016 Bessemond Avenue – directly adjacent to 31-41 Healy Avenue

EXCLUSIVE FAR ROCKAWAY GARDEN STYLE PORTFOLIO

FAR ROCKAWAY | 98,718 SF | 112 APARTMENTS

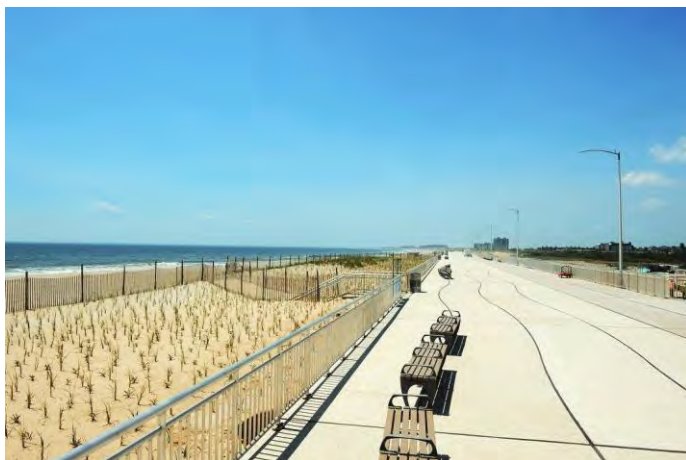
LOCATION OVERVIEW

Located on the easternmost part of the Rockaway peninsula, extending from Beach 32nd Street to the Nassau County boundary, Far Rockaway is known for its sprawling public beaches, iconic boardwalk and several parks and green spaces. Centered on Seagirt and Far Rockaway Boulevard, the neighborhood remains a popular destination for beach lovers and outdoor enthusiasts. Known for its coastal location along the Atlantic Ocean, Far Rockaway offers a tranquil escape from the hustle and bustle of New York City and draws tourists and vacationers from nearby boroughs. This dense residential area offers a taste of urban life in a beautiful oceanfront setting with easy and convenient mass transportation options with access through the A train subway line, the Long Island Railroad which offers direct service into Far Rockaway, and John F. Kennedy International Airport just across the Broad Channel.

The Portfolio is tucked into the south shore, seaside neighborhood of Bayswater, Far Rockaway. The predominantly residential neighborhood provides easy access to mass public transportation, parks and open spaces and stunning views of the Manhattan skyline across the bay. Bayswater offers a quiet and peaceful retreat for those looking to escape the hustle and bustle of city life.

NEARBY ATTRACTIONS

- **Far Rockaway Beach:** The primary and most popular beach in the area. It stretches for miles along the coast and offers a wide expanse of sandy shoreline. It's a favorite destination for New Yorkers during the summer months.
- **Jacob Riis Park Beach:** Located adjacent to Far Rockaway Beach, it is known for its distinctive art deco bathhouse and historic charm.
- **Breezy Point Beach:** Located at the western tip of the Rockaway Peninsula, Breezy Point offers a serene and less crowded beach experience.

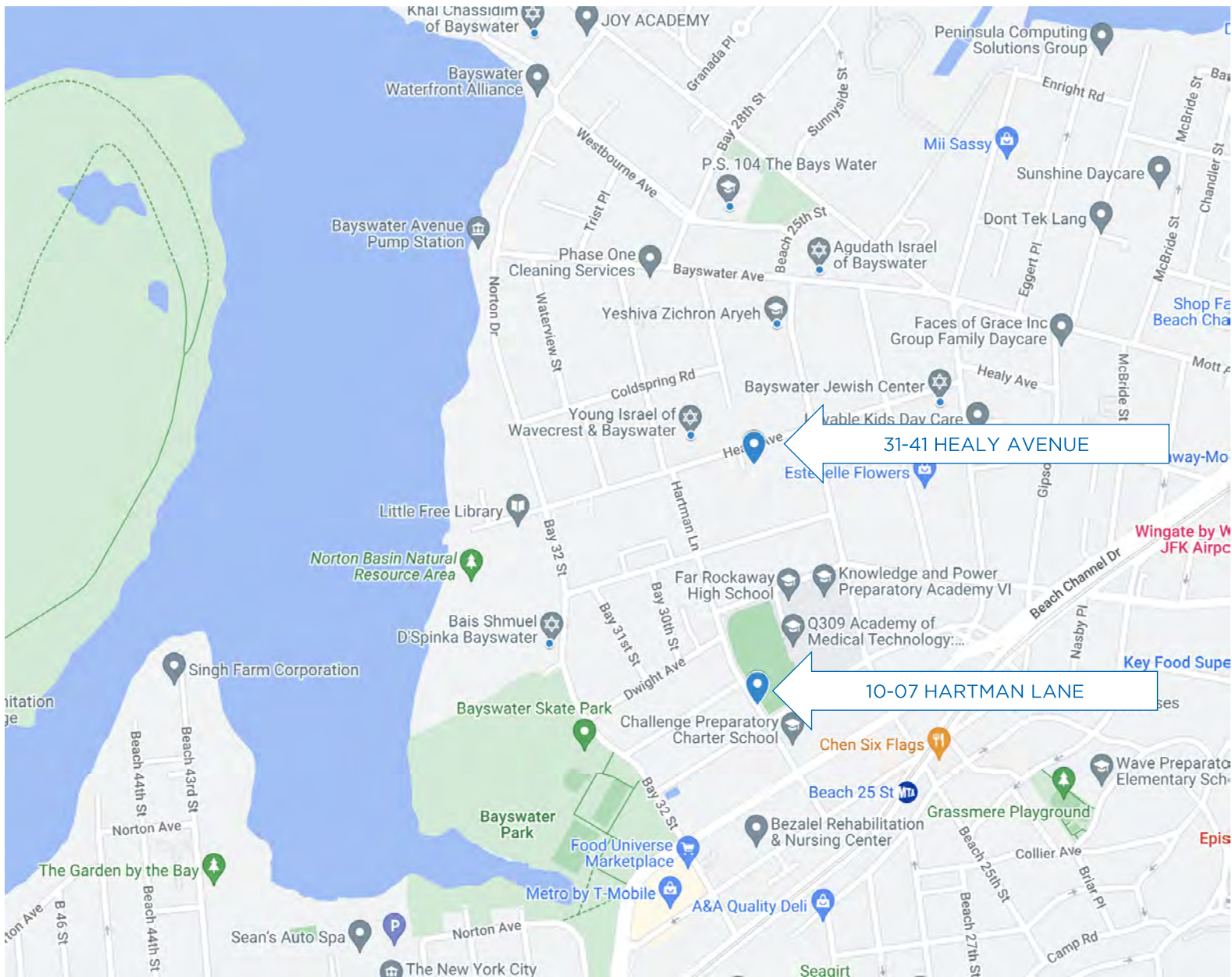


- **Bayswater Point State Park:** A beautiful waterfront park spanning across 12 acres on the eastern edge of Jamaica Bay, where the Rockaway Peninsula widens into the mainland of Long Island. A unique aspect of the park is its proximity to Runway 4R/22L of JFK Airport, a plus for plane watchers.
- **Rockaway Beach Boardwalk:** The boardwalk extends for miles along the coast and offers fantastic ocean views. Its ideal for walking, jogging, or simply enjoying the scenery.

EXCLUSIVE FAR ROCKAWAY GARDEN STYLE PORTFOLIO

FAR ROCKAWAY | 98,718 SF | 112 APARTMENTS

NEIGHBORHOOD MAP



AMIT DOSHI

SHALLINI MEHRA

FOR FINANCING INQUIRIES:
MICHAEL FARKOVITZ

SENIOR EXECUTIVE MANAGING DIRECTOR

MANAGING DIRECTOR

BROKER

212.468.5959 | adoshi@meridiancapital.com

212.468.5958 | smehra@meridiancapital.com

212.612.0295 | mfarkovitz@meridiancapital.com

IMPORTANT LEGAL DISCLAIMER

This is a confidential document intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of the real property (or interests therein) described herein (the "Property"). This document contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser, mortgagee, investor, lender, or lessee may desire. Neither Owner, Meridian Capital Group, LLC ("MCG") nor any of their respective officers, directors, partners, agents, brokers or employees have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this document or any of its contents, and no legal commitments or obligations shall arise by reason of this document or any of its contents. Unless specifically agreed to by MCG in writing to the contrary, MCG will not share its commission earned in connection with the Property with any broker, finder or agent.