



PARAMOUNT REALTY
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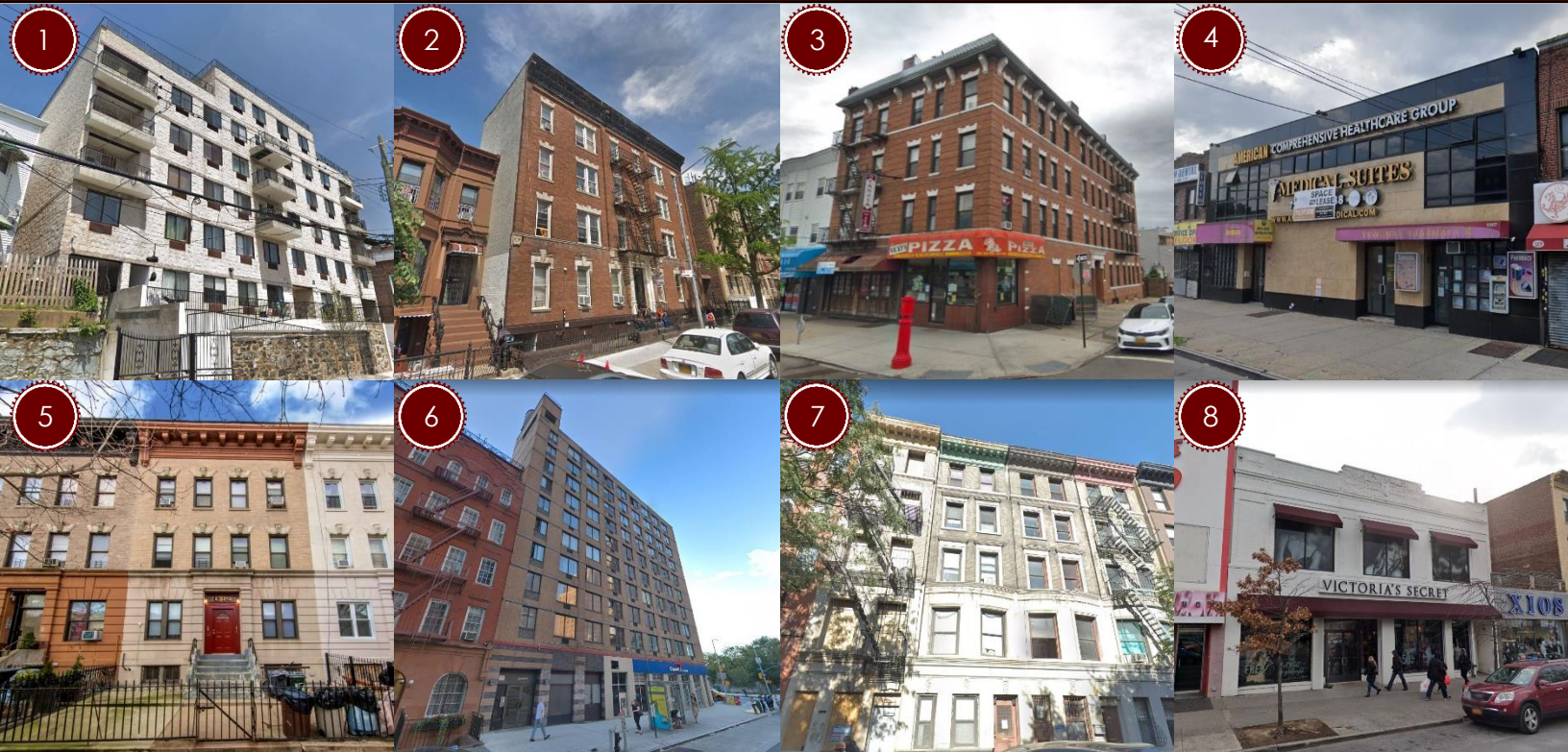
AUCTION

~~TUESDAY, DECEMBER 10~~

**SUBMIT
BIDS
ANYTIME**

Multi-Property Commercial Auction

Manhattan • Brooklyn • Bronx • Queens • Upstate



Multifamily, Commercial, Mixed-Use, Retail, Development

Properties			
1	855 East 217 th Street	Bronx	6-Story New Construction Elevator Bldg; 30 Units – RS and Section 8; Williamsbridge
2	553 58 th Street	Brooklyn	4-Story Walk-up; 24 Units – FM/RS; Sunset Park
3	171 Bay 17 th Street	Brooklyn	4-Story Mixed-Use Building; 18 Apartments, 2 Retail; Bath Beach
4	5203-5207 Church Ave	Brooklyn	3-Story Commercial / Medical Office Building IN CONTRACT
5	1314 Sterling Place	Brooklyn	3-Story Brownstone, Walk-up Bldg; 6-Units RS; Crown Heights
6	235 East 96 th Street	Manhattan	10-Story Elevator, Condo Bldg; 18-Units RS & Inc. Housing; Upper East Side
7	117 West 111 th Street	Manhattan	5-Story Walk-up Bldg; 8-Units FM+RS; Central Park North
8	31-35 Steinway Street	Queens	2-Story Commercial/Retail Bldg; 9,000 sq ft GLA; Full Basement and Elevator; Astoria
9	119-40 Metropolitan Avenue, Unit #CU2	Queens	Fully-Leased Lower Level Community Facility Condo; 12 Separate Commercial Units; 9 Above-Grade Parking Spaces; Kew Gardens
10	Milk Road	Woodridge	63-acre development site on the border of Ulster and Sullivan Counties

Buy One • Buy Some • Buy All

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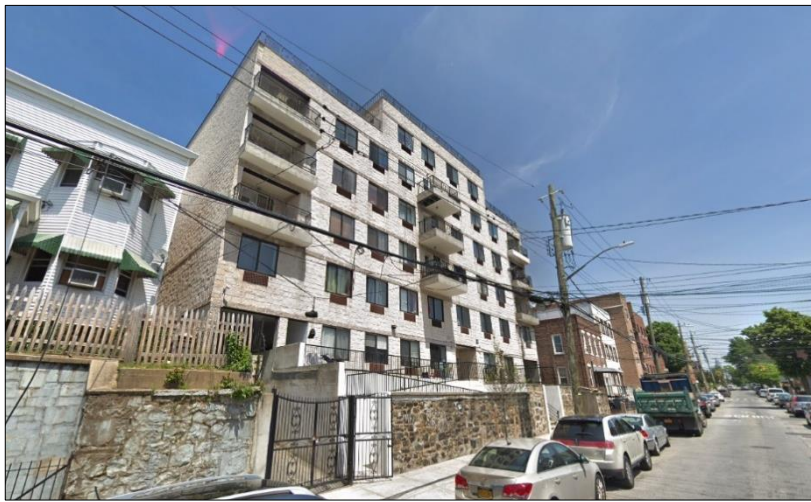
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- 2. Tour Property:** Please contact us to arrange a tour at 212.867.3333 or info@prusa.com.
- 3. SUBMIT WRITTEN BID ANYTIME:** You must submit (a) a written bid, and (b) 10% deposit (by bank check or wire). Complete instructions including Offer Form are included in the Due Diligence Information. See terms at prusa.com.

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Rent Roll

Unit	Status	Rooms	Lease Exp	Rent/Mo	Rent/Yr
B1	RS/SEC 8	4	4/30/2018	\$1,546	\$18,552
B2	RS	4	5/31/2021	1,831	21,972
B3	RS	4	8/31/2021	1,850	22,200
B4	RS	4	4/30/2018	1,408	16,896
1A	RS	4	4/30/2018	1,374	16,488
1B	RS	4	4/30/2018	1,553	18,636
1C	RS/SEC 8	4	4/30/2018	1,374	16,488
1D	RS	5	4/30/2018	1,325	15,900
1E	RS	3	7/31/2018	1,268	15,216
1F	RS	4	4/30/2018	1,515	18,180
2A	RS/SEC 8	4	4/30/2018	1,374	16,488
2B	RS	4	4/30/2018	1,430	17,160
2C	RS/SEC 8	4	4/30/2018	1,374	16,488
2D	RS/SEC 8	5	4/30/2018	1,374	16,488
2E	RS/SEC 8	3	4/30/2018	1,267	15,204
2F	RS/SEC 8	4	4/30/2018	1,490	17,880
3A	RS/SEC 8	4	4/30/2018	1,240	14,880
3B	RS/SEC 8	4	4/30/2018	1,546	18,552
3C	RS/SEC 8	4	4/30/2018	1,530	18,360
3D	RS	5	4/30/2018	1,374	16,488
3E	RS	3	8/31/2019	1,300	15,600
3F	RS	4	4/30/2018	1,515	18,180
4A	RS	4	4/30/2018	1,374	16,488
4B	RS	4	4/30/2018	1,240	14,880
4C	RS/SEC 8	4	4/30/2018	1,374	16,488
4D	RS	5	4/30/2018	1,374	16,488
4E	RS	3	NT	1,300	15,600
4F	RS	4	4/30/2018	1,374	16,488
5A	RS	3	4/12/2018	1,010	12,120
5B	RS	3	4/30/2018	900	10,800
Total				\$41,804	\$501,648

Property Information

Address	855 East 217 th Street, Bronx
Neighborhood	Williamsbridge
Block/Lot	4676-110
Residential Units	30
Unit Mix	6x1-BR, 20x2-BR, 4x3-BR
Year Built	2006
Lot Dimensions	100.22' x 114.31' (approx.)
Lot Square Footage	11,456 sq ft (approx.)
Stories	6
Building Dimensions	100' x 53'(approx.)
Gross Square Footage	31,914 sq ft (approx.)
Zoning	R5
Parking Spaces	18
FAR	1.25
FAR as built	2.79
Tax Class	2
Taxes (2019/2020)	\$2,881.64 (Tax Abatement)
*All data per PropertyShark or NYC Dept. of Finance	

Income & Expenses

REVENUE:	
Gross Monthly Income	\$41,804
Gross Annual Income	501,648
EXPENSES: (ESTIMATED)	
Real Estate Taxes (19/20)	105,051
Tax Abatement	-102,169
Water/Sewer	15,000
Insurance	13,000
Gas/Electric	20,000
Repairs & Maintenance	7,500
Super	3,600
Management (3%)	15,050
Total:	77,032
Gross Annual Income:	501,648
Less Expenses:	77,032
Net Operating Income:	\$424,616

Price: \$6.35 Million - Firm
6.7% Cap Rate

- 6-story, elevator building in Williamsbridge.
- 30 residential units.
- Front and rear balconies on many of the units.
- Separately metered for gas and electric.
- Newly constructed building with 15-Year 421A Tax Abatement, which expires in 2025.
- Additional income potential from 18 parking spaces and basement washer/dryer machines, which are currently not in use.


Income & Expenses
REVENUE:

Gross Monthly Income	\$32,843
Gross Annual Income	394,120

EXPENSES: (ESTIMATED)

Real Estate Taxes (19/20)	53,904
Water/Sewer	25,387
Insurance	9,200
Gas/Electric	21,636
Repairs & Maintenance	6,000
Super	3,600
Management (3%)	11,824
Total:	131,551

Gross Annual Income:	394,120
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Less Expenses:	131,551
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Net Operating Income:	\$262,569
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Price: \$5.099 Million - Firm
5.15% Cap Rate

- 4-story, walkup building
- Pre-war building
- Significant upside in rents
- Half block from the 5th Avenue retail corridor
- 1.5 blocks from 59 Street station (N, R)
- 1 block from the B63 and B9 bus lines

Property Information

Address	553 58th Street, Brooklyn
Neighborhood	Sunset Park
Block/Lot	848-54
Residential Units	24
Unit Mix	1x1-BR, 6x2-BR, 17x3-BR
Lot Dimensions	60' x 100.17' (approx.)
Lot Square Footage	6,010 sq ft (approx.)
Stories	4
Building Dimensions	60' x 89' (approx.)
Gross Square Footage	17,344 sq ft (approx.)
Zoning	R6B
FAR	2
FAR as built	2.89
Tax Class	2
Taxes (2019/2020)	\$53,904

*All data per PropertyShark or NYC Dept. of Finance

Rent Roll

Unit	Beds	Lease Exp	Rent/Mo	Rent/Yr
A	2 BR/1 BA	Vacant	\$1,800	\$21,600
B	2 BR/1 BA	10/31/2020	1,785	21,420
C	2 BR/1 BA	12/31/2021	1,640	19,680
D	2 BR/1 BA	3/31/2021	1,483	17,797
E	3 BR/1 BA	3/31/2021	1,534	18,413
F	3 BR/1 BA	3/31/2020	711	8,536
G	3 BR/1 BA	1/31/2020	2,030	24,360
H	3 BR/1 BA	3/31/2021	1,831	21,972
I	3 BR/1 BA	9/30/2016	809	9,704
J	3 BR/1 BA	9/30/2019	2,233	26,796
K	3 BR/1 BA	3/31/2020	995	11,940
L	3 BR/1 BA	11/30/2018	995	11,940
M	3 BR/1 BA	5/31/2020	1,519	18,225
N	3 BR/1 BA	3/31/2020	1,489	17,872
O	3 BR/1 BA	2/28/2021	773	9,275
P	3 BR/1 BA	3/31/2020	2,050	24,600
R	3 BR/1 BA	8/31/2020	1,256	15,073
D	3 BR/1 BA	7/31/2021	1,109	13,305
S	3 BR/1 BA	9/30/2020	865	10,383
T	3 BR/1 BA	3/31/2020	945	11,337
U	1 BR/1 BA	8/31/2020	1,828	21,938
V	2 BR/1 BA	3/31/2021	1,232	14,789
W	3 BR/1 BA	9/30/2020	825	9,896
X	2 BR/1 BA	8/31/2021	1,106	13,270
Total			\$32,843	\$394,120


Property Information

Address	171 Bay 17 th Street, Brooklyn
Neighborhood	Bath Beach
Block/Lot	6435-30
Residential Units	18
Unit Mix	5x1-BR, 11x2-BR, 2x3-BR
Commercial Units	2
Lot Dimensions	39.83' x 100' (approx.)
Lot Square Footage	3,983 sq ft (approx.)
Stories	4
Building Dimensions	36' x 90' (approx.)
Gross Square Footage	12,960 sq ft (approx.)
Zoning	R5, C2-2
FAR	1.25
FAR as built	3.25
Tax Class	2
Taxes (2019/2020)	\$50,374

*All data per PropertyShark or NYC Dept. of Finance

- 4-Story, walk-up building
- 18 Residential Units, 2 Commercial Units
- 4 blocks from the 18 Avenue Station (D)
- 1 block from the B8 and B64 bus lines

Rent Roll

Unit	Status	Bed/ Bath	Lease Exp	Rent/Mo	Rent/Yr
A1	RS	1/1	4/30/21	\$489.83	\$5,877.96
A2	RS	1/1	3/31/21	1,558.00	18,696.00
A3	RS	1/1	4/30/20	955.70	11,468.40
B1	RS	2/1	12/31/20	1,900.00	22,800.00
B2	RS	2/1	6/30/20	1,248.48	14,981.76
B3	RS	2/1	3/31/21	1,831.00	21,972.00
B4	RS	2/1	10/31/19	1,900.00	22,800.00
B5	RS	2/1	3/31/20	1,058.88	12,706.56
C1	RS	2/1	3/31/20	1,232.11	14,785.32
C2	RS	2/1	3/31/20	1,069.62	12,835.44
C3	RS	2/1	4/30/20	1,500.00	18,000.00
C4	RC	3/1		146.22	1,754.64
C5	RS	1/1	3/31/20	1,650.00	19,800.00
D1	RS	2/1	4/30/20	1,053.19	12,638.28
D2	RS	2/1	9/30/20	1,802.89	21,634.68
D3	RS	2/1	6/30/20	1,800.00	21,600.00
D4	RS	3/1	4/1/16	1,118.15	13,417.80
D5	RS	1/1	3/31/20	1,168.89	14,026.68
Store 1	Com	--/--	12/31/28	2,600.00	31,200.00
Store 2	Com	--/--	7/31/28	2,575.00	30,900.00
Bsmt	Community Facility		Projected	2,400.00	28,800.00

Total **\$31,057.96** **\$372,695.52**

Income & Expenses
REVENUE:

Gross Monthly Income	\$31,057.96
Gross Annual Income	372,695.52

EXPENSES: (ESTIMATED)

Real Estate Taxes (19/20)	50,374
Fuel	12,200
Insurance	13,000
Water/Sewer	16,250
Gas/Electric	3,250
Repairs & Maintenance	4,500
Super	3,600
Management (3%)	11,180
Total:	114,354

Gross Annual Income:	372,696
Less Expenses:	114,354
Net Operating Income:	\$258,342

Price: \$3.98 Million - Firm
6.5% Cap Rate

6% Buyer's Premium

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Property Information	
Address	5203-5207 Church Avenue, Brooklyn
Neighborhood	East Flatbush
Block/Lot	4678-44 & 46
Lot Dimensions	58.35' x 100' (irr.) (approx.)
Lot Square Footage	5,712 sq ft (approx.)
Stories	3
Building Dimensions	58.35' x 100' (approx.)
Gross Square Footage	14,100 sq ft (approx.)
Exam Rooms/Offices	50
Zoning	R5, C1-2
FAR	1.25
FAR as built	1.68
Tax Class	4
Taxes (2019/2020)	\$124,906
*All data per PropertyShark, NYC Dept. of Finance, or provided by owner	

Rent Roll (projected)					
Unit	Floor	Sq Ft (approx.)	Rent/SF	Rent/Mo (Proj)	Rent/Yr (Proj)
Pharmacy	1	500	\$80	\$3,333.33	\$40,000
First Floor Medical	1	4,200	35	12,250	147,000
Second Floor Medical	2	4,700	30	11,750	141,000
Cellar Medical	Cellar	4,700	20	7,833.33	94,000
Total				\$35,166.66	\$422,000

- 3-story, turn-key medical center and doctor's offices
- Ideal for office suites, professional offices, daycare, religious, educational, health care, and non-profit
- All three floors have elevator access
- Previously a medical center for over 10 years
- Delivered vacant
- Separate 600 sf pharmacy (previously occupied as a pharmacy for over 10 years)
- Ground Floor
 - Reception area
 - Kitchenette
 - 8 office/exam rooms
 - Large conference room
- First Floor
 - Pharmacy with street access
 - Main reception and sitting area
 - 22 exam/office rooms
- Second Floor
 - 2 reception areas
 - 20 exam/office rooms
- Adjacent to B35 bus line
- 2 blocks from B46 bus line

Income & Expenses	
REVENUE:	
Gross Monthly Income	\$35,167
Gross Annual Income	422,000
EXPENSES: (ESTIMATED)	
Real Estate Taxes (19/20)	124,906
Insurance	5,000
Repairs & Maintenance	4,000
Vacancy (5%)	21,100
Management (3%)	12,660
Total:	167,666
Gross Annual Income:	422,000
Less Expenses:	167,666
Net Operating Income:	\$254,334

Previously \$5.8 Million

IN CONTRACT

Click [HERE](#) for a Virtual Tour



Rent Roll					
Unit	Status	Unit Type	Lease Exp	Rent/Mo	Rent/Yr
1L	RS	3BR/1BA	11/30/2020	1,831.00	21,972
1R	RS	3BR/1BA	2/28/2021	615.00	7,380
2L	RS	3BR/1BA	7/31/2021	1850.00	22,200
2R	RS	3BR/1BA	2/28/2021	527.88	6,335
3L	RS	3BR/1BA	2/28/2021	820.00	9,840
3R	RS	3BR/1BA	2/28/2021	650.88	7,811
Total				\$6,295	\$75,537

- 7 electrical meters
- Each unit is separately metered for gas (cooking)
- Hot water heat controlled by single thermostat in basement
- Two (2) 275-gallon oil tanks
- Private street level access to basement
- Basement has an open area, 2 rooms, kitchenette, 1 full bath
- 3 blocks from Utica Avenue subway station (2, 3, 4, 5)
- 0.7 miles from Utica Avenue subway station (A, C)
- 1 block from B45 and B14 bus stop

6% Buyer's Premium
Property Information

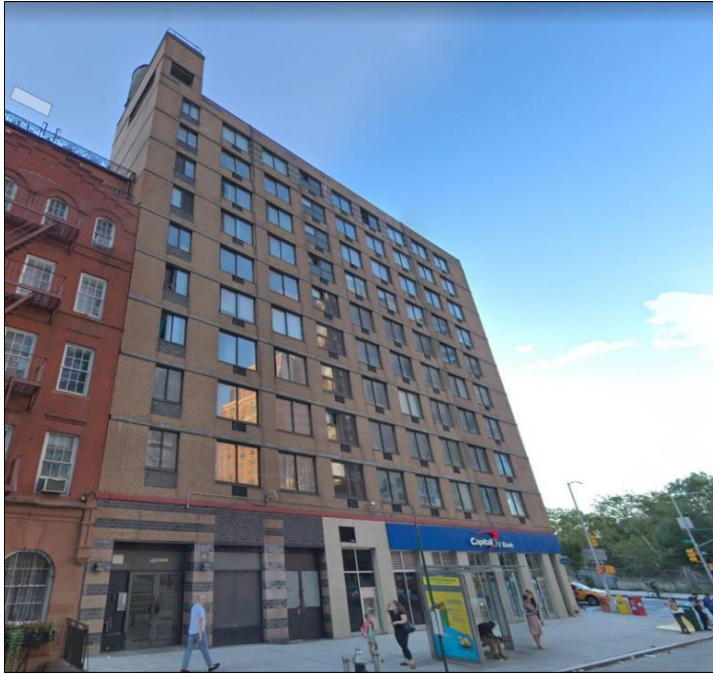
Address	1314 Sterling Place, Brooklyn
Neighborhood	Crown Heights
Block/Lot	1377-18
Residential Units	6
Unit Mix	6x3 Bed/1 Bath
Lot Dimensions	26.33' x 120.25 (approx.)
Lot Square Footage	3,167 sq ft (approx.)
Stories	3
Building Dimensions	26.33' x 77' (approx.)
Gross Square Footage	6,006 sq ft (approx.)
Zoning	R6
FAR	2.43
FAR as built	1.9
Tax Class	2A
Taxes (2019/2020)	\$11,526

*All data per PropertyShark or NYC Dept. of Finance

Income & Expenses

REVENUE:	
Gross Monthly Income	\$6,295
Gross Annual Income	75,537
EXPENSES: (ESTIMATED)	
Real Estate Taxes (19/20)	11,526
Water/Sewer	6,200
Insurance	2,800
Electric	1,200
Oil	18,000
Repairs & Maintenance	1,500
Super	2,400
Management (3%)	2,266
Total:	45,892
Gross Annual Income:	75,537
Less Expenses:	45,892
Net Operating Income:	\$29,645

Price: \$989,000 - Firm
Only \$165 psf



Property Information	
Address	235-237 East 96th Street, aka 1865 2nd Avenue, New York
Neighborhood	Upper East Side
Block/Lot	1646-1002
Residential Units	18
Unit Mix	1x1-BR & 16x2-BR
Lot Dimensions	25.5' x 100' (approx.)
Lot Square Footage	2,550 sq ft (approx.)
Stories	10
Building Dimensions	25.5' x 100' (approx.)
Net Square Footage from Condo Declaration	19,429 sq ft (approx.)
Zoning	R10
FAR	10
FAR as built	8.3
Tax Class	2
Taxes (2019/2020)	\$62,460
*All data per PropertyShark or NYC Dept. of Finance	

Rent Roll					
Unit	Status	Unit Type	Lease Exp	Rent/Mo	Rent/Yr
2A	RS	2BR/1BA	3/31/2020	\$1,154.99	\$13,859.88
2B	Vac	2BR/1BA	Projected	1,900.00	22,800.00
3A	TE	2BR/1BA	2/28/2020	2,029.80	24,357.60
3B	RS	2BR/1BA	4/30/2021	1,103.12	13,237.44
4A	RS	2BR/1BA	6/30/2020	966.30	11,595.60
4B	RS	2BR/1BA	6/30/2020	1,055.00	12,660.00
5A	RS	2BR/1BA	3/31/2020	1,017.03	12,204.36
5B	RS	2BR/1BA	3/31/2020	1,159.56	13,914.72
6A	RS	2BR/1BA	6/30/2020	1,034.31	12,411.72
6B	RS	2BR/1BA	4/30/2021	901.16	10,813.92
7A	RS	2BR/1BA	9/30/2019	1,129.74	13,556.88
7B	RS	2BR/1BA	11/30/2020	1,175.00	14,100.00
8A	RS	2BR/1BA	6/30/2021	1,046.59	12,559.08
8B	TE	2BR/1BA	7/31/2017	2,100.00	25,200.00
9A	RS	2BR/1BA	6/30/2020	1,055.12	12,661.44
9B	RS	2BR/1BA	4/30/2020	947.19	11,366.28
10A	RS	1BR/1BA	6/30/2020	1,010.85	12,130.20
10B	RS	2BR/1BA	11/30/2018	936.61	11,239.32
Total				\$21,722.37	\$260,668.44

Income & Expenses	
REVENUE:	
Gross Monthly Income	\$21,722
Gross Annual Income	260,668
EXPENSES: (ESTIMATED)	
Real Estate Taxes (19/20)	62,460
Water/Sewer	23,798
Insurance	10,450
Gas/Electric	22,549
Repairs & Maintenance	4,250
Super	3,600
Management (3%)	7,820
Total:	134,927
Gross Annual Income:	260,668
Less Expenses:	134,927
Net Operating Income:	\$125,741

**Price: \$3.199 Million - Firm
3.93% Cap Rate**

- Northwest corner of East 96th and 2nd Avenue
- Building has two condominium units 1) all residential space (for sale) and 2) a commercial condo for the retail unit (not for sale, currently occupied by Capital One Bank)
- Building enrolled in the Voluntary Inclusionary Housing Program (VIH)
- Units have income restricted occupancy and regulated rent increases
- Heat is a hot water baseboard controlled by the property owner
- Each unit is separately metered for electricity
- Single gas meter for residential units used for heating and cooking
- Across the street from the new 96 St & 2nd Avenue Station (Q)
- 2 blocks from the 96 Street Station (6)

6% Buyer's Premium



Rent Roll					
Unit	Status	Beds	Lease Exp	Rent/ Month	Rent/ Year
1	Vacant	2 BR	Proj.	\$878	\$10,536
2	RS	Studio	5/31/21	1,450	17,400
3	RS	1 BR	7/31/20	2,400	28,800
4	Vacant	Studio	Proj.	694	8,328
5	RS	1 BR	8/31/19	2,220	26,640
6	RS	Studio	10/31/17	1,644	19,728
7	RS	1 BR	5/30/20	2,020	24,240
8	RS	Studio	9/30/16	551	6,612
Total				\$11,857	\$142,284

- 5-story walk-up building
- Located 1 block north of Central Park
- 1 block from the 110 Street station (2, 3)
- 2 blocks from the 110 Street – Cathedral Parkway subway stop (A, B & C)
- 5 blocks from the 110 Street (6) stop
- 1 block from the M2, M3, and M4 bus lines
- Property currently in Alternative Enforcement Program (AEP). Electrical has been updated as part of program.

Property Information	
Address	117 West 111th Street, New York
Neighborhood	Harlem/Central Park North
Block/Lot	1821-20
Residential Units	8
Unit Mix	4xStudio and 4x1-BR
Lot Dimensions	15' x 100.92' (approx.)
Lot Square Footage	1,514 sq ft (approx.)
Stories	5
Building Dimensions	50' x 70' (approx.)
Gross Square Footage	4,335 sq ft (approx.)
Zoning	R7-2
FAR	3.44
FAR as built	2.86
Tax Class	2B
Taxes (2019/2020)	\$5,739
*All data per PropertyShark or NYC Dept. of Finance	

Income & Expenses	
REVENUE:	
Gross Monthly Income	\$11,857
Gross Annual Income	142,284
EXPENSES: (ESTIMATED)	
Real Estate Taxes (19/20)	5,739
Water/Sewer	4,000
Insurance	3,500
Gas/Electric	6,500
Repairs & Maintenance	2,000
Super	2,400
Management (3%)	4,268
Total:	28,407
Gross Annual Income:	142,284
Less Expenses:	28,407
Net Operating Income:	\$113,877

Suggested Value
\$2.75 Million
4.1% Cap Rate

6% Buyer's Premium

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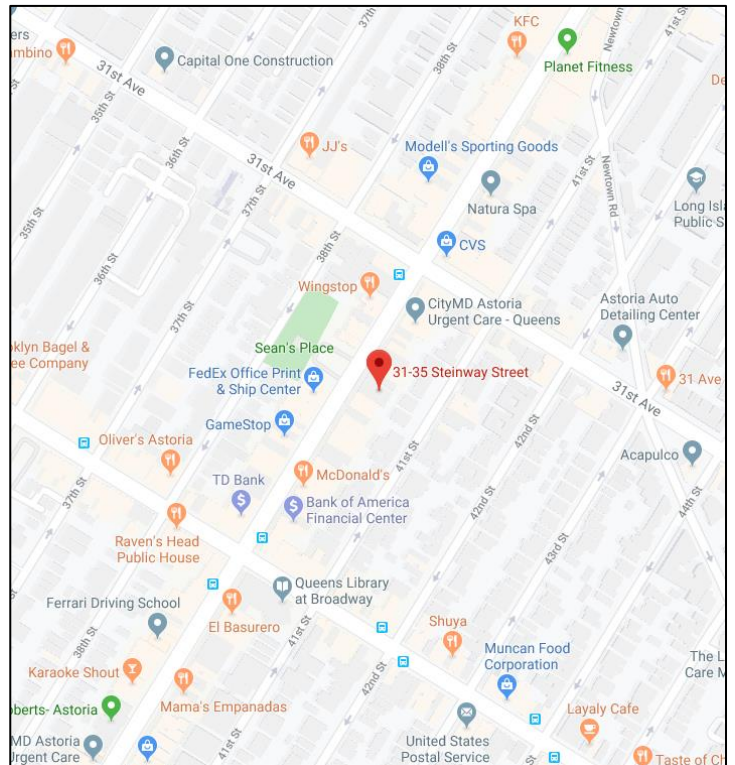
Rent Roll					
Unit	Sq Ft (approx.)	Lease Exp	Rent PSF	Rent/Mo (Proj)	Rent/Yr (Proj)
Cell	4,500	Vacant	\$12.22	\$4,583	\$55,000
1	4,500	Vacant	80.00	30,000	360,000
2	4,500	Vacant	36.67	13,750	165,000
Total				\$48,333	\$580,000

- 2-story, elevator retail/commercial building delivered vacant
- Located on Steinway Street between Broadway and 31st Avenue
- Former Victoria's Secret building
- 50' of frontage on Steinway Street, a major high-street for shopping and retail
- Located across from NYC Municipal parking lot
- 9,000 SF above grade and a full floor 4,500 SF basement
- 2 blocks from the Steinway Street subway (E, M, and R)
- 9 blocks from the Broadway (N, W)
- 2 blocks from the Q104 bus
- Nearby tenants include AT&T, Bank of America, Chase Bank, City MD, CVS, DuaneReade, Express, FedEx Office, Gamestop, Gap, Gap Kids, GNC, McDonald's, Payless, TD Bank, The Children's Place, The Vitamin Shop, Starbucks, Verizon, Zales and more
- CO allows for basement unit to be rented separately and has own separate entrance
- Potential air rights

Property Information	
Address	31-35 Steinway Street, Astoria, Queens
Neighborhood	Astoria
Block/Lot	678-27
Lot Dimensions	50' x 90' (approx.)
Lot Square Footage	4,500 sq ft (approx.)
Stories	2
Building Dimensions	50' x 90' (approx.)
Gross Square Footage	13,500 sq ft (approx.) Incl. 4,500 sq ft basement
Zoning	C4-2A
FAR	3
FAR as built	2
Potential Air Rights	4,500 sq ft (approx.)
Tax Class	4
Taxes (2019/2020)	\$231,024
*All data per PropertyShark or NYC Dept. of Finance	

Expenses	
EXPENSES: (ESTIMATED)	
Real Estate Taxes (19/20)	\$231,024
Insurance	9,000
Total:	\$240,024

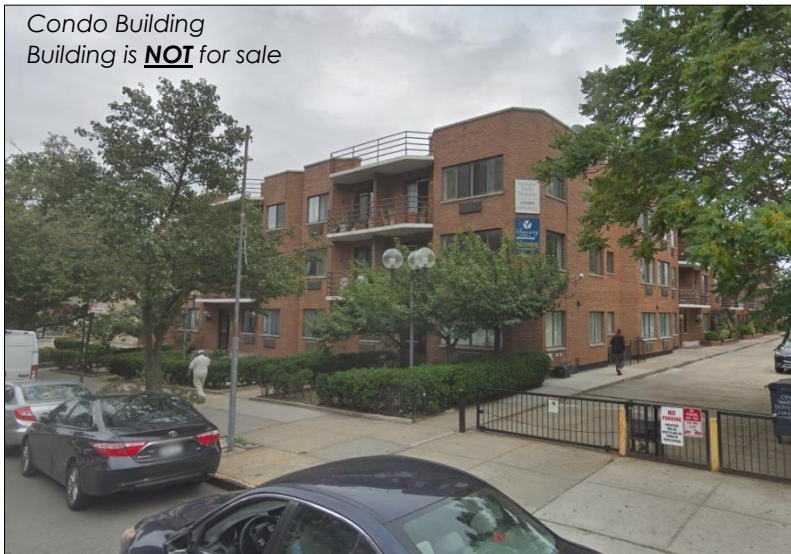
Price: \$6.4 Million - Firm
9% Proj. Cap Rate NNN



6% Buyer's Premium

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Condo Building
Building is **NOT** for sale

Property Information	
Address	119-40 Metropolitan Ave, #CU2, Queens
Neighborhood	Kew Gardens
Block/Lot	9231-1102, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166
Unit Square Footage	12,888 sq ft (approx.)
Building Square Footage	61,488 sq ft (approx.)**
Unit Location	Lower Level
Legal Use	Community Facility
Commercial Units	12
Parking Spaces	9
Taxes (2018/2019)	\$48,834
*All data per PropertyShark or NYC Dept. of Finance, and property owner. **Building is not for sale.	

Rent Roll								
Suite#	Sq Ft (approx)	Lease Start	Lease Exp	PPSF	Rent/Mo	Rent/Yr	Lease Renewal/Increases	Tenant Contributions
101	6,063	7/21/14	7/16/24	\$22.95	\$11,595	\$139,145	1x 5yr opt, 1.5% incr.	40% of CAM / Taxes increases over 18/19 25% of ConEd 50% of National Grid
102A	900	2/13/19	2/13/20	33.33	2,500	30,000	1 yr renwal	Gross
102B	400	6/1/14	6/24/24	45.00	1,500	18,000	1x 5yr opt, 5% incr.	Gross
103/106/110CD	2,200	11/1/14	12/31/20	25.63	4,700	56,400	1x 5yr opt, 3% incr.	Gross
104/108 (Condo Mngr)	150 +550	N/A	N/A	N/A	0	0	Rent free for 49 years as a concession for low CAM / No Contributions	
105	1,268	3/1/17	2/28/20	26.02	2,888	34,656	1x 5yr opt, 5% incr.	Gross
109	2,000	5/19/17	5/19/22	27.00	4,500	54,000	1x 5yr opt, 5% incr.	Gross
110A	100			120.00	1,000	12,000	1x 5yr opt, 5% incr.	Gross
110B	100	4/1/15	2/28/20	60.00	500	6,000	1x 5yr opt, 5% incr.	Gross
Parking -(4) @ \$175/space					700	8,400		
Parking -(5) @ \$250/space					1,250	15,000		
Total					\$31,133	\$373,596		

Income & Expenses	
REVENUE:	
Gross Monthly Income	\$31,133
Gross Annual Income	373,596
EXPENSES: (ESTIMATED)	
Real Estate Taxes (18/19)	48,834
Common Area Maintenance	12,864
National Grid (Heat)	6,067
ConEd (Electric)	40,816
Tenant Reimbursements	-18,383
Gross Annual Income:	373,596
Less Expenses:	90,198
Net Operating Income:	\$283,398

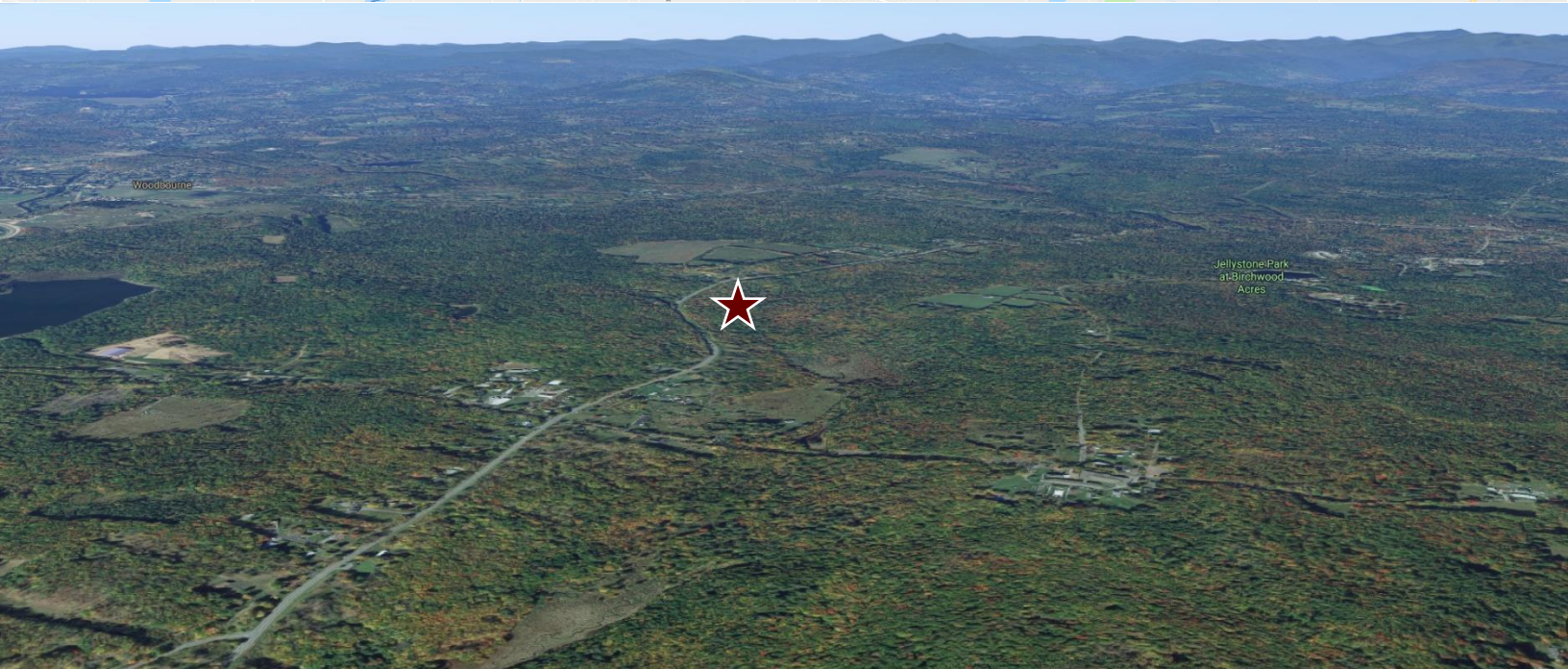
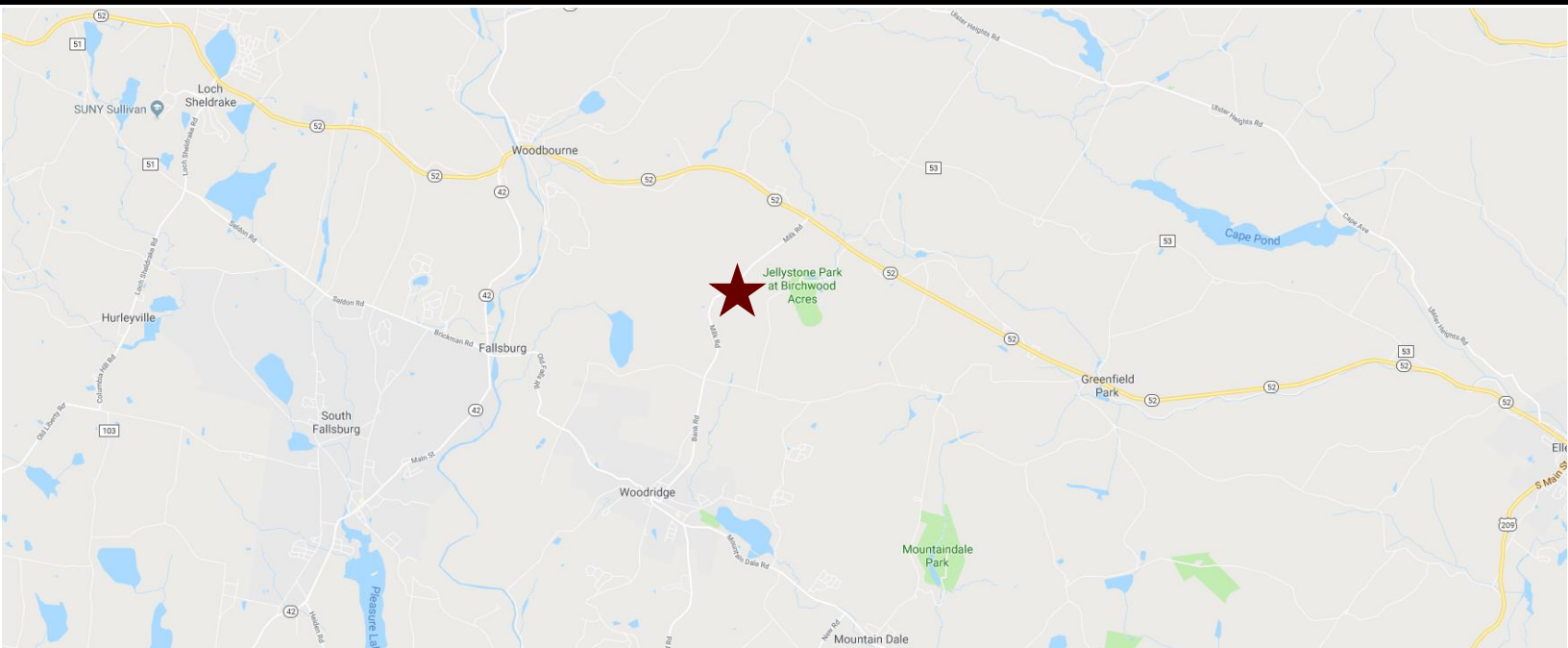
Minimum Bid \$2.99 Million
9.4% Cap Rate

- Fully-leased lower level community facility condo
- 12 separate commercial units
- 9 fully-occupied above-grade parking spaces
- New boiler
- Unit 101 recently spent over \$500,000 on renovations
- Located near the Kew Gardens LIRR stop and E, F, J, and Z subway lines
- Pending certificate of occupancy conversion. Seller has paid architect's fees, buyer to cover balance of costs of compliance

5% Buyer's Premium

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Property Information	
Address	Milk Road, Woodridge
Location	Border of Ulster and Sullivan Counties
Sec/Block/Lot (Sullivan)	25-1-13
Sec/Block/Lot (Ulster)	81.1-2-15
Acreage	63.4
Zoning	A1
Taxes (2019/2020)	\$4,076
*All data per PropertyShark	

- 63.4-acre development site
- Can be subdivided and developed
- Hunting use allowed
- 2 miles from downtown Woodridge, NY
- 10 miles from the new Resorts World Casino

Price \$150,000

6% Buyer's Premium

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Multi-Property Commercial Auction

Location Map



Properties		
1	855 East 217 th Street	Bronx
2	553 58 th Street	Brooklyn
3	171 Bay 17 th Street	Brooklyn
4	5203-5207 Church Ave	Brooklyn
5	1314 Sterling Place	Brooklyn
6	235 East 96 th Street	Manhattan
7	117 West 111 th Street	Manhattan
8	31-35 Steinway Street	Queens
9	119-40 Metropolitan	Queens
10	Milk Road	Woodridge

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