



# ANDREW LICHTENSTEIN, INC.

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 Commercial Real Estate Sales, Corporate Finance, Mortgage Investment Bankers & Brokers  
 5770 Palisade Avenue Riverdale, New York 10471  
[www.LichtensteinRE.com](http://www.LichtensteinRE.com) [AL@LichtensteinRE.com](mailto:AL@LichtensteinRE.com)  
 (800) 242-9888 (718) 549-5999 Fax: (866) 591-1138



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**129-02 Guy R Brewer Boulevard,**  
**Rochdale, Queens NY 11434**

CORNER 129th Avenue and Guy R. Brewer Boulevard

	Revenue (Total)	Revenue (Credit Card)	Revenue (CASH)
2022	\$234,888	\$129,188	\$105,700
2023	\$242,982	\$133,640	\$109,342
2024	\$225,026	\$123,764	\$101,262
<b>Average</b>	<b>\$234,299</b>	<b>\$128,864</b>	<b>\$105,435</b>

	Current	Scenario 1	Scenario 2
Revenue:3 Year Avg ('22-'24)	\$234,299	\$234,299	\$234,299

Category	Current Owner Operator Or Future Hands-On Buyer Owner Operator	Scenario 1 - CC ONLY	Scenario 2 - CASH & CREDIT CARD Absentee Buyer Hands Off
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Revenue (3-Year Avg)	\$234,299	\$128,864	\$234,299
Property Taxes	\$17,000	\$17,000	\$17,000
On-site PM Payroll	\$14,400	\$80,000	\$80,000
Operations R&M	\$1,500	\$1,500	\$1,500
Facilities R&M	\$5,000	\$5,000	\$5,000
Utilities	\$15,300	\$15,300	\$15,300
Insurance	\$4,500	\$4,500	\$4,500
Other Direct Property Costs	\$3,000	\$3,000	\$3,000
Other OpEx	\$1,933	\$1,933	\$1,933
<b>Direct Expenses</b>	<b>(\$62,633)</b>	<b>(\$128,233)</b>	<b>(\$128,233)</b>
<b>Net Operating Income (NOI) Adjusted</b>	<b>\$171,666</b>	<b>\$631</b>	<b>\$106,066</b>
<b>CASH ONLY SALES</b>	Included above	<b>\$105,435</b>	Included above
<b>Net Operating Income (NOI)</b>	<b>\$171,666</b>	<b>\$106,066</b>	<b>\$106,066</b>

NOI Margin	73.3%	45.3%	45.3%
Cap Rate	20.2%	12.5%	12.5%
<b>Market Value (Asking Price)</b>	<b>\$850,000</b>	<b>\$850,000</b>	<b>\$850,000</b>

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## Andrew Lichtenstein

President | Andrew Lichtenstein, Inc.

Cell: (917) 365-1800 | Phone: (800) 242-9888 | Fax: (866) 591-1138

AL@LichtensteinRE.com | www.LichtensteinRE.com

## 129-02 Guy R Brewer Blvd

### Current Search Criteria:

Sale Date since 09/15/2024

One Story Retail Building (K1)

Transfer Type: All Transfer Types

Search within - Five Miles Radius

129-02 Guy R Brewer Blvd, Jamaica Subject Property

### Search results statistics:

Number of properties	<b>4</b>	Median Price	<b>\$1,202,000</b>
Low Price	<b>\$705,000</b>	High Price	<b>\$1,880,000</b>
Median Price/Sqft	<b>\$570</b>	Median Gross Sqft	<b>1,950</b>
Average Price/Sqft	<b>\$586</b>	Average Gross Sqft	<b>2,150</b>
Value of subject property at Median Price/Sqft			<b>\$847,020</b>

	129-02 Guy R Brewer Blvd, Jamaica, NY 11434	128-50 150th St, Jamaica, NY 11436	230-04 S Conduit Ave, Springfield Gardens, NY 11413	91-50 Lefferts Blvd, Richmond Hill, NY 11418
Photo				
Distance		0.72	1.85	2.88
Date Closed		12/31/2024	01/06/2025	02/14/2025
Sale Price		\$705,000	\$995,000	\$1,409,000
Time Held		12yrs 6mo	7yrs	12yrs 8mo
Seller		Guzman, Nancy R and Guzman, Ricardo Antonio	Rosedale Rockaway LLC	Giordano Family Premises Trust and Joseph P Giordano, As Trustee
Buyer		Intune C CORP.	Zazamd INC.	Gian K & Dev LLC
Building Class	K1	K1	K1	K1
Building Sqft	1,486	1,300	1,500	2,400
Price/Sqft		\$542	\$663	\$587
Stories	1	1	1	1
Building Dimensions	30ft x 50ft	20ft x 65ft	23ft x 75ft	40ft x 80ft
Residential Units	0	0	0	0
Commercial Units	1	1	1	2
Total Units	1	1	1	2
Price/Unit		\$705,000	\$995,000	\$704,500
Year Built	1957	1931	1959	1930
Air Rights		680	1,567.22	372
Price/Buildable Sqft		\$353	\$324	\$505
Has Garage	Yes			

	59-01 Kissena Blvd, Flushing, NY 11355
Photo	
Distance	4.78
Date Closed	02/14/2025
Sale Price	\$1,880,000
Time Held	11yrs 7mo
Seller	5901 Kissena Blvd. LLC
Buyer	Q & K 168 LLC
Building Class	K1
Building Sqft	3,400
Price/Sqft	\$553
Stories	1
Building Dimensions	40ft x 67ft
Residential Units	0
Commercial Units	3
Total Units	3
Price/Unit	\$626,667
Year Built	1959
Air Rights	2,132
Price/Buildable Sqft	\$340
Has Garage	

## **Seller's Required Terms of Sale – NON-Negotiable**

### **1.As-Is, Where-Is Sale:**

The property and business are sold **strictly "as is, where is"**, with **no representations or warranties** from the seller.

The buyer acknowledges that the **dry cleaning industry inherently involves chemical usage** and **accepts all risks associated with potential environmental concerns** without reliance on seller disclosures.

### **2.No Environmental Investigation or Reports:**

The buyer **waives any right to conduct** environmental assessments, reports, or investigations. The **only permitted due diligence** is a physical **walk-through inspection** of the premises.

### **3.Buyer Qualifications:**

The buyer **must be an experienced dry cleaning owner-operator** familiar with industry risks. Preferably No first-time dry cleaning business buyers or passive investors.

### **4.All-Cash Purchase & Immediate Closing:**

**No financing, no contingencies.** The buyer **must provide verifiable proof of funds** demonstrating sufficient **cash in the bank** to close immediately.

Seller **will not entertain financing, lender approvals, or third-party underwriting** as banks typically **do not lend on dry cleaning businesses or properties.**

### **5.Inseparable Sale of Business & Real Estate:**

The **business and real estate are sold together** as a package; they **cannot be purchased separately.**

### **6. Immediate Closing Requirement:**

The buyer **must be prepared to sign and close immediately** upon agreement of terms. By proceeding with the transaction, the buyer **acknowledges and agrees** to all **non-negotiable terms** set forth above.

## **General Information**

Neighborhood	Rochdale
Borough	Queens
Block & lot	12276-0059

### **Building**

Building class	One Story Retail Building (K1) i
Square feet	1,486
Building dimensions	30 ft x 50 ft
Buildings on lot	1
Stories	1
Roof height	19 ft
Year built	1957

Structure type	Small retail
Grade	None

### **Use**

Commercial units	1
Retail sqft	1,486
Certificate(s) of occupancy	<a href="#">Click here i</a>
CO issue date	7/19/2021
Issue type	Final

### **Floor Area Ratio (FAR)**

Residential FAR	0.5
Facility FAR	1
FAR as built	0.50 i
Maximum usable floor area	1,488
Usable floor area as built	1,488

### **Property Taxes**

Tax class	4
Property tax	\$18,903
Property tax tentative	\$20,082

### **Lot**

Lot sqft	2,976
Lot dimensions	31 ft x 103.5 ft
Ground elevation	22 ft
Corner lot	SW

### **Zoning**

Zoning districts	R3X i
Zoning map	<a href="#">19a</a>

# 129-02 Guy R Brewer Blvd

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### Elementary School Proximity

This map shows zoned Elementary School and other public and private schools available in the area, with exact distances from the subject property to the school of interest.

**Name** P.S. 45 Clarence Witherspoon

Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
P.S. 45 Clarence Witherspoon	6	Yes	Public	PK, K-5	320	0.63
Rochdale Early Advantage Charter School	4	No	Charter	PK, K-7	286	0.20
Gil-Blu Nursery	NR	No	Private	PK-K	15	0.31
Aunty Jean's PI Inc D/B/a Paccor Kid Preschool	NR	No	Private	PK-K	95	0.31
Allen Christian School	NR	No	Private	PK-1	72	0.31
The Jermaine L. Green STEM Institute of Queens	4	No	Public	PK, K-5	574	0.31
P.S. 80 Thurgood Marshall Magnet	3	No	Public	PK, K-5	472	0.57
P.S. 223 Lyndon B Johnson	3	No	Public	PK, K-5	569	0.62
P.S. 140 Edward K Ellington	7	No	Public	PK, K-5	474	0.71
P.S. 123	5	No	Public	PK, K-5	669	0.88

Name	Rating	Att. zoned	Type	Grade range	No of students	Distance to school (mi)
Middleton's DC - First Grade	NR	No	Private	PK, K-1		0.90
Omega Psi Phi Fraternity School	NR	No	Private			0.90
Cynthia Jenkins School	3	No	Public	PK, K-5	420	1.07
Success Academy Charter School-Nyc 13	10	No	Charter	K-4	310	1.11

Data provided by [GreatSchools.org](https://GreatSchools.org) © 2025. All rights reserved.

## 5 Demographics By Zip Code Hide

Demographic data shown in this section was gathered from the 2023 American Community Survey and refers to zip code **11434**.

### Population Demographics

<b>Total population</b>	67,611
<b>Female population</b>	55.1%
<b>Male population</b>	44.9%
<b>Median age</b>	40
<b>Male median age</b>	37
<b>Female median age</b>	42

### Education

<b>No highschool</b>	4.8%
<b>Some highschool or college</b>	65.8%
<b>Bachelors degree</b>	14.0%



## Other

<b>Citizens</b>	91.0%
<b>Citizens born in US</b>	61.0%
<b>English speakers</b>	96.5%

## Journey to Work

<b>Work in a metropolitan area</b>	100.0%
<b>Work at home</b>	5.8%
<b>Go to work by car</b>	49.1%
<b>Go to work after 10 am</b>	20.7%

## Economic/Employment

<b>Average household income</b>	\$102,298
<b>White collar</b>	80.7%
<b>Blue collar</b>	19.3%

## Housing

<b>Family households</b>	69.6%
<b>Households with kids</b>	34.6%
<b>Housing units</b>	23,787
<b>Occupied housing units</b>	22,737
<b>Owner occupied units</b>	48.8%
<b>Average number of people per household</b>	2
<b>Median year structure built</b>	1961
<b>Houses with mortgages</b>	69.8%

## Wealth

<b>Median value for units with a mortgage</b>	\$614,100
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<b>Median value for units without a mortgage</b>	\$500,300
<b>Median gross rent</b>	\$1,409
<b>Median mobile home values</b>	\$0
<b>Median housing costs per month</b>	\$1,708
<b>Population in poverty</b>	11.8%

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# Valuation Report

21st Century Cleaners- Business & Real Estate Property

129-02 Guy R Brewer Blvd, Jamaica, NY 11434

**1. Business Valuation**

**Net Operating Income (NOI):**

**\$106,066 Hands Off Absentee Owner Investor**

**\$171,666 Hands On Owner Operator**

**Estimated Business Value (4x NOI):**

**\$424,264 Hands Off Absentee Owner Investor**

**\$686,664 Hands On Owner Operator**

**2. Real Estate Valuation**

**\$850,000 Market Value See Comparable Sales BOV Report and Asking Price**

**3. Environmental Considerations**

**(\$400,000)** Contingency For Potential Contamination:  
Dry cleaning chemicals (e.g., perchloroethylene) Estimated Cleanup Cost: \$400,000+  
Remediation Duration: 2-5 years (modern methods) or 10-15 years (traditional methods)  
Property Usability During Cleanup:  
- Parking lot option feasible but generates break even after real estate taxes.

**4. Adjusted Combined Valuation (Business + Real Estate)**

**\$1,274,264 Pre-Remediation Contingency Value: (Business \$424,264 Absentee Investor + Real Estate**

**\$874,264 After Remediation Contingency Cost Deduction: (\$400,000+)**

**Final Valuation**

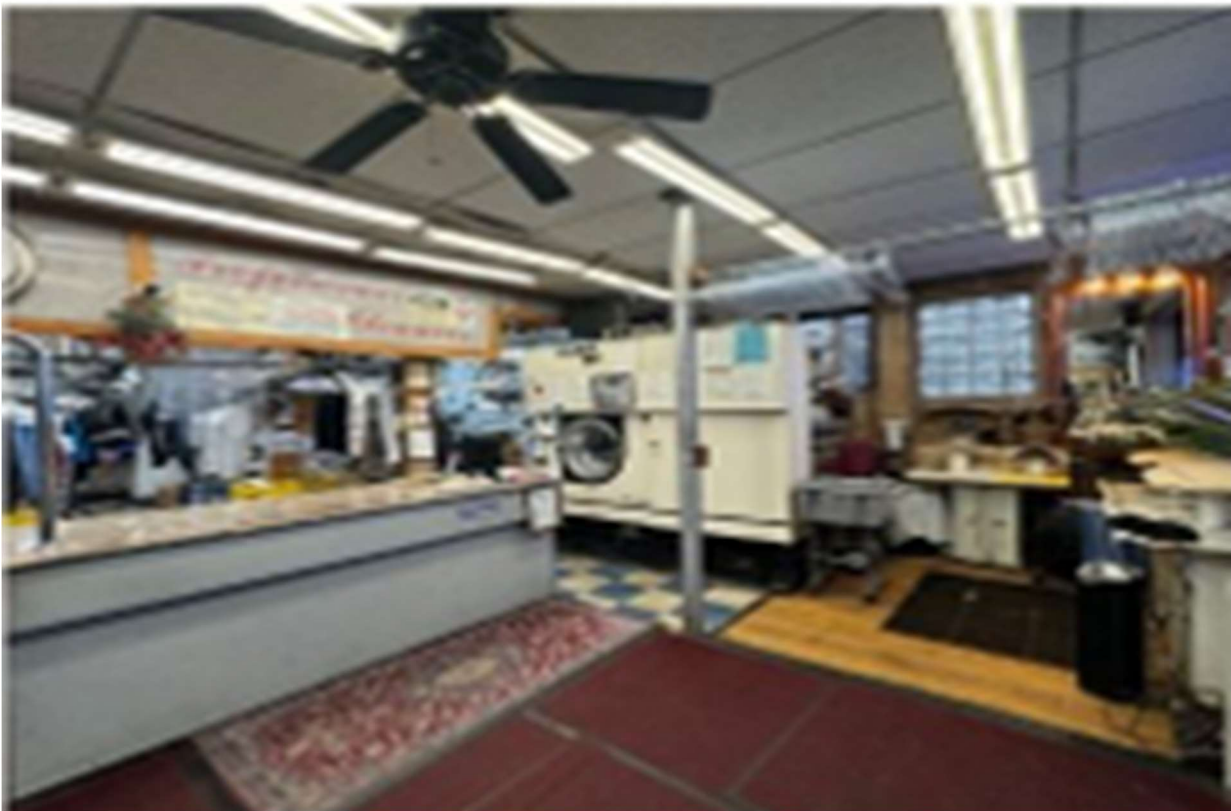
**\$1,536,664 Pre-Remediation Contingency Value: (Business \$686,664 Owner Operator + Real Estate**

**\$1,136,664 After Remediation Contingency Cost Deduction: (\$400,000+)**

**Final Valuation**

<b>5.</b>	<b>\$850,000</b> to <b>\$1,550,000</b>	<b>Final Estimated Fair Market Value (With and Without Remediation Constingency)</b>
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## Disclaimer

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Seller's Required Terms and Conditions of Sale: All Cash. Unconditional agreement of sale to be signed by buyer upon completion of buyer's due diligence with 5% to 10% non-refundable deposit closing in "As Is" condition, subject to any and all violations, without any contingencies except good marketable insured title at closing.

Buyer please sign Broker ALI's Buyer Registration NCCFA Non-Circumvention and Conditional Optional Andrew Lichtenstein, Inc. 1% Financing brokerage Agreement.

Contact Seller's Exclusive Broker ONLY:  
Andrew Lichtenstein  
(800)242-9888 AL@LichtensteinRE.com  
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# Disclaimer

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