

OZANA

— COMMERCIAL DIVISION —

SALES • LEASING • DEVELOPMENT

97 Victory Blvd

—STATEN ISLAND—

LA CABANA RESTAURANT

👁️ A PIZZERIA MEXICANA FREE DELIVERY 718-524-4101 👁️



Property Description

97 Victory Blvd

NEIGHBORHOOD: ST. GEORGE

BLOCK & LOT: 23-55

LOT DIMENSION: 30 X 97

LOT SF: 2,715

GROSS FLOOR AREA: 3,938

YEAR BUILT 2009

ZONING: R5/C2-1

AVAILABLE AIR RIGHTS: 0

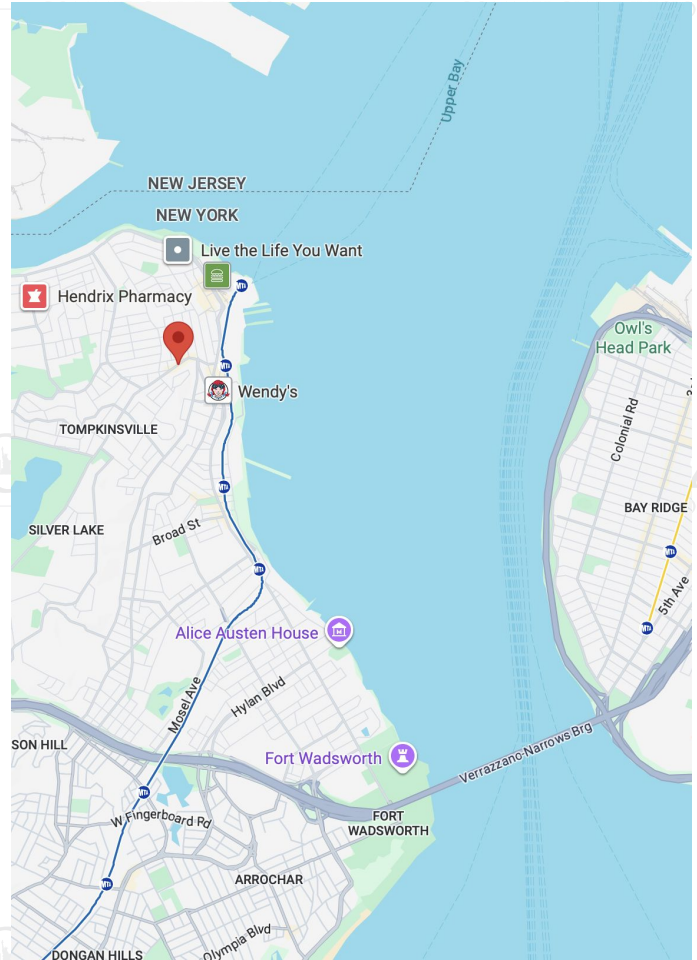
TAX CLASS: 2A

ANNUAL TAX BILL: \$11,344.98

ASKING PRICE: \$1,500,000

PER SQUARE FOOT: \$380.90

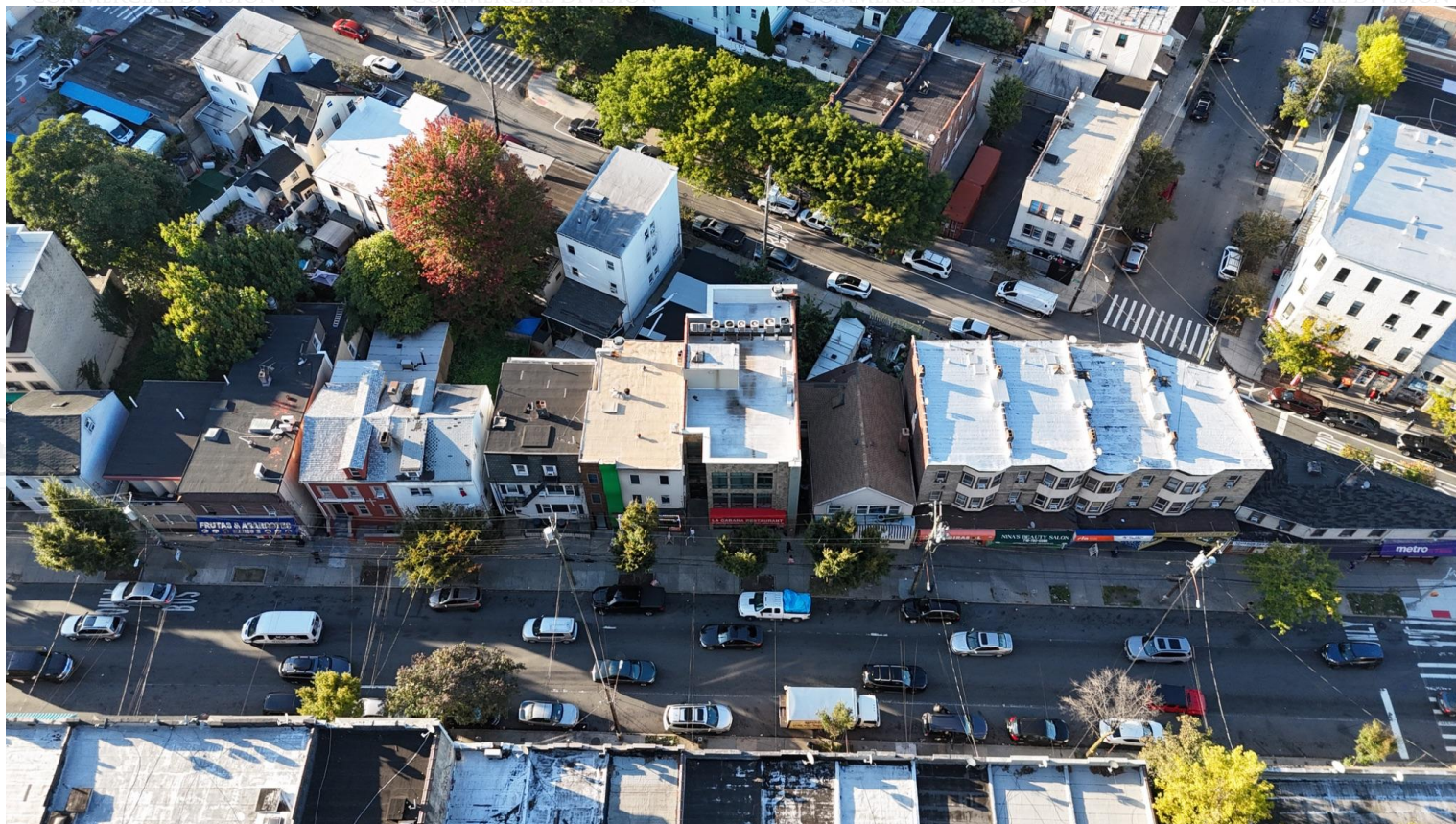
PER UNIT: \$300,000



Aerial Overview



Property Overview



Contemporary Mix-Use Building with Rent Growth

Mixed-Use (4 Apts + 1 Store) with 421-a Through 2036

97 Victory Blvd, Staten Island, NY 10301

4 Residential Units over 1 Retail Store

Ozana Realty Group is pleased to exclusively present 97 Victory Blvd, a ~16-year-old mixed-use asset with 421-a in place through 2036. The property features four 2-bedroom apartments (mix of market, Section 8/program, and one stabilized) above one ground-floor retail space currently leased to La Cabaña Restaurant (≈7 years remaining + 1 option, 3% annual increases, pays 30% of property taxes, separately metered utilities).

The building delivers in-place cash flow with clear upside from aligning residential units to program rents and ongoing rent growth from the stabilized commercial tenancy. A young vintage minimizes near-term cap-ex, while the tax abatement enhances yield—making 97 Victory Blvd a financeable North Shore opportunity with built-in stability and straightforward value-add potential.

Financial Overview

Income						
Type	Status	Unit Type	Monthly Rent	Yearly Rent	Proforma Month	Proforma Year
Residential	Free Market	2 Bed 1 Bath	\$2,200	\$26,400	\$3,058	\$36,696
Residential	Free Market	2 Bed 1 Bath	\$2,300	\$27,600	\$3,058	\$36,696
Residential	Program	2 Bed 1 Bath	\$2,650	\$31,800	\$3,058	\$36,696
Residential	Rent Stabilized	2 Bed 1 Bath	\$1,414	\$16,968	\$1,456	\$17,472
Commercial	Restaurant	Storefront	\$4,320	\$51,840	\$4,449	\$53,395
Gross Rent		5 Units	\$12,884	\$154,608	\$15,079	\$180,955

Expenses			
Expense Type	Variables	Existing	Proforma
Residential Vacancy	5%	\$5,138	\$6,378
Commercial Vacancy	10%	\$5,184	\$5,338
Insurance		\$9,500	\$9,500
Utilities		\$5,580	\$5,580
Repairs&Maintenance	3% + \$1,500	\$5,919	\$6,576
Real Estate Tax		\$7,941	\$7,941
Managemant	3% EGI	\$4,638	\$5,428
Total Expenses		\$43,900	\$46,741

*** Reimbursement - Restaurant covers 30% of Property Taxes - \$3,403***
 Restaurant has 3% increases yearly



9.70



7.38%

CASH ON CASH



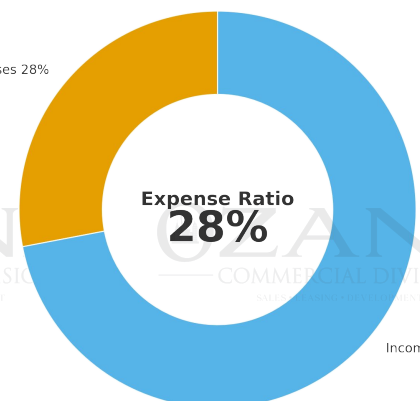
6.55%

COC

Current Metrics			Current NOI	\$110,707
DSCR		1.48x	Proforma NOI	\$134,863
Cash on Cash		6.87%		
CAP Rate		7.38%		

Proforma Metrics		
DSCR		1.80x
Cash on Cash		11.34%
CAP Rate		8.85%

Expenses 28%



Location Overview



Prime Location

97 Victory Blvd sits in the St. George/Tompkinsville corridor on Staten Island's North Shore—steps to rail and minutes to the Staten Island Ferry, Empire Outlets, and SIUH Community Park. This walkable, transit-rich pocket draws steady demand from renters and neighborhood-serving retail, with fast access to Lower Manhattan via the ferry.

Key Travel Distances (approx.):

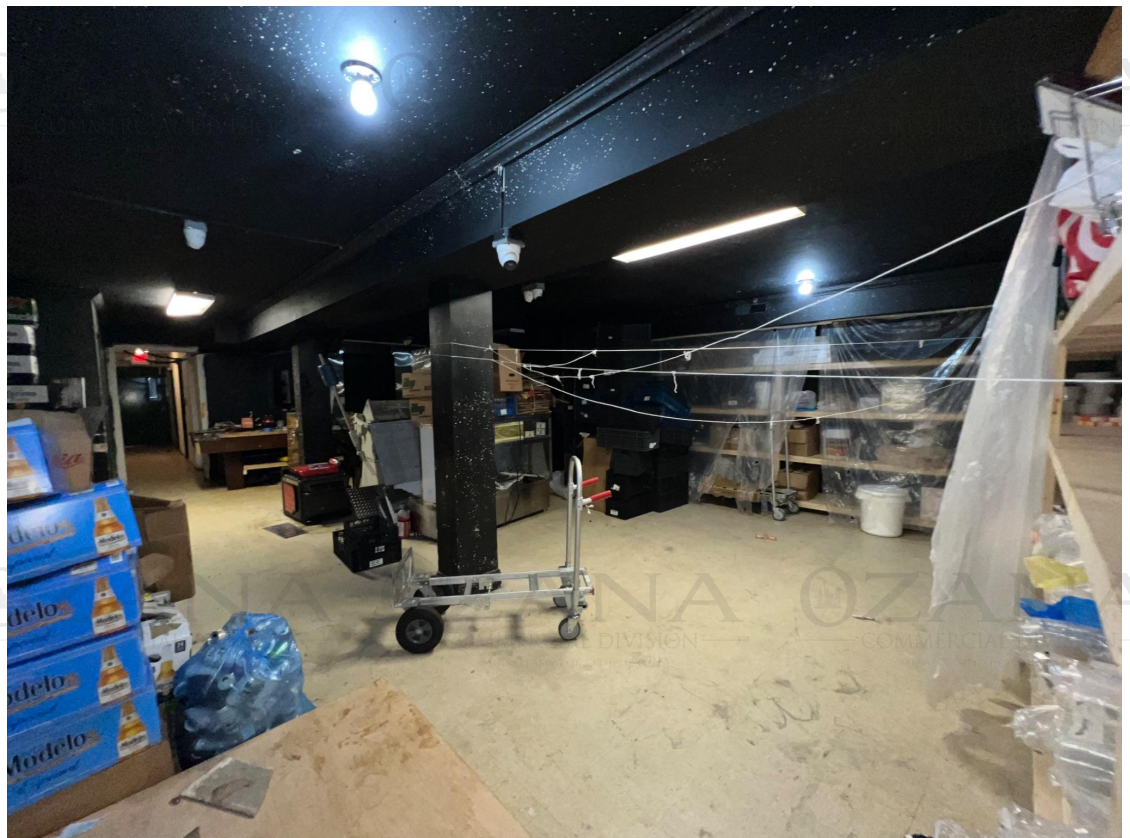
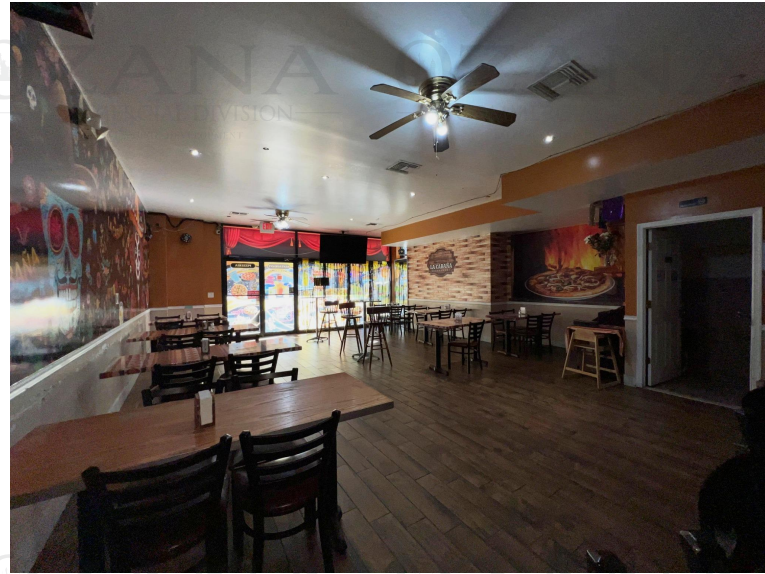
- Tompkinsville SIR Station (Victory Blvd & Bay St): ~0.2 mi | ~4–5 min walk.
- St. George Ferry Terminal (to Lower Manhattan): ~0.6 mi | ~10–12 min walk / ~3 min drive.
- Empire Outlets (waterfront retail & dining): ~0.6 mi | ~10–12 min walk.
- SIUH Community Park (FerryHawks Stadium): ~0.7 mi | ~12–14 min walk / ~4 min drive.
- I-278/Staten Island Expy access (Clove Rd area): ~2–2.5 mi | ~7–10 min drive (traffic-dependent).
- Verrazano-Narrows Bridge (Brooklyn access): ~3.5 mi | ~10–12 min drive (traffic-dependent).

With immediate transit connectivity, neighborhood amenities at the ferry waterfront, and ongoing North Shore activation, 97 Victory Blvd is a compelling long-term hold with durable tenant demand.

Site Photos



Site Photos



Demographics

Radius:1-Mile around 97 Victory Blvd, Staten Island (ZIP 10301)
(Latest available data — primarily 2023/2024)

Category	Statistic
Population	~37,000–40,000 residents
Total Households	~14,000–15,000
Avg. Household Size	2.6–2.8
Median Age	36–39 years
Median HH Income	~\$58,000–\$65,000 (1-mile)
Community District HH Income	~\$70,000–\$85,000 (CD1 / North Shore)
Median Home Value	~\$420,000–\$520,000 (1-mile)
Avg Household Income (Bay Ridge)	\$80,000–\$105,000
Owner-Occupation Rate	~30–40% owner / 60–70% renter
Poverty Rate	~12–16%
Foreign-Born & Linguistic Diversity	~30–40% foreign-born; ~45–55% non-English-at-home
Median Commute Time	40–50 minutes; strong ferry/rail/bus usage

Key Takeaways

- **Transit-Linked North Shore** — Walkable to **Tompkinsville SIR** and **St. George Ferry** (direct to Lower Manhattan), plus bus coverage along **Victory Blvd/Bay St**, supporting consistent renter demand and service-retail foot traffic.
- **Renter-Heavy, Stable Base** — **~60–70% renter households** in the 1-mile radius underpin steady absorption for 2-bedroom product and neighborhood retail spend.
- **Diverse & Growing** — Meaningful **foreign-born share (~30–40%)** and language diversity create a broad customer base for everyday goods, food, and services.
- **Attainable Incomes, Rising Values** — **Median HH income around low-\$60Ks** with **average incomes near six figures** and **home values in the ~\$450–500K range**, indicating upward mobility and continued neighborhood reinvestment.
- **Value-Add Friendly** — Demographics support **program rent alignment** and **measured retail rent growth**, while **421-a through 2036** enhances after-debt yield during the hold.

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Advisory Team



Michael Raia

Ozanarealty.com

