



118-18 101st Ave
RICHMOND HILL, NY 11419
OFFERING MEMORANDUM

118-18 101ST AVE
RICHMOND HILL, NY 11419

EXCLUSIVELY PRESENTED BY:



AVNISH KUMAR

R.E. Broker

Mobile: 9179579969

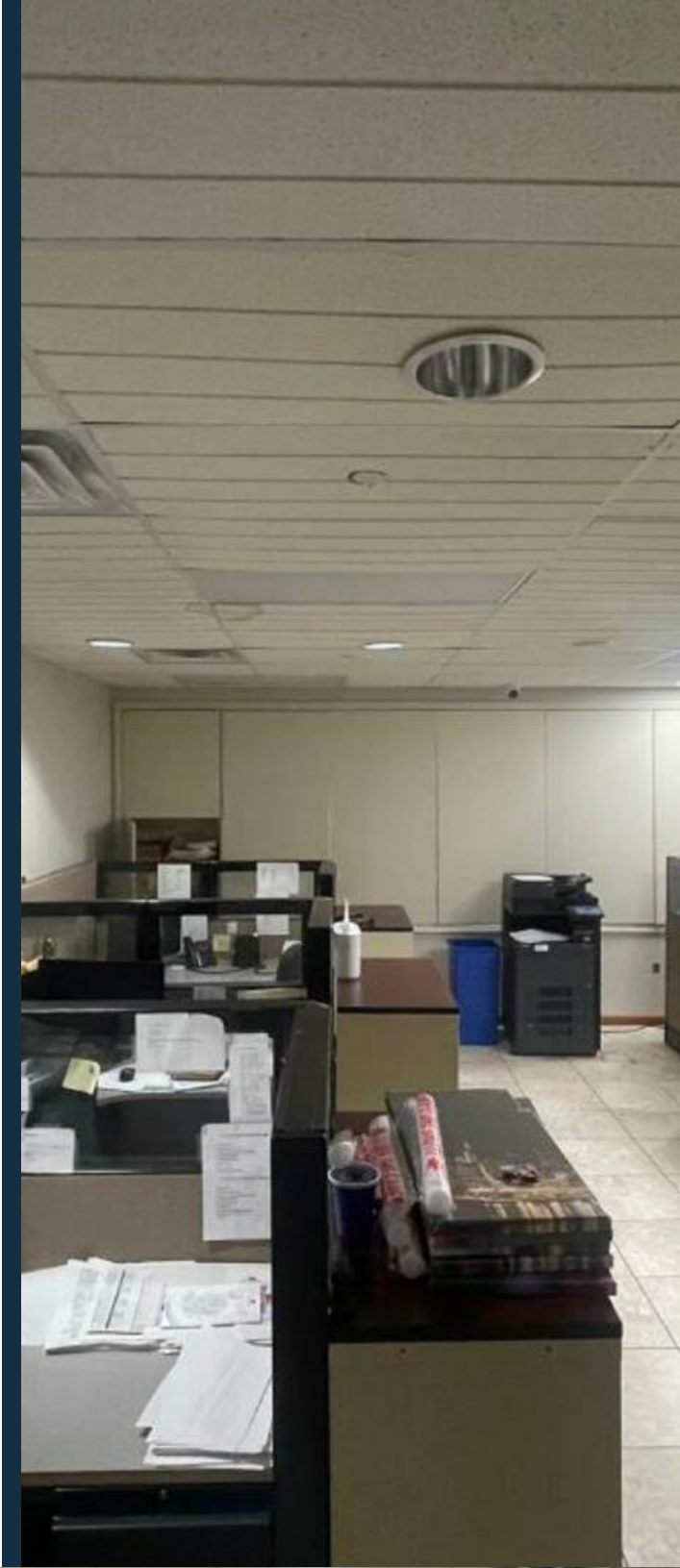
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VISION REAL ESTATE NY LLC

650 South Broadway
Hicksville, NY 11801

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INVESTMENT SUMMARY

VISION REAL ESTATE NY llc is pleased to present 118-18 101 ave ,Richmond Hill , a 7,700 SF office / apartment building in Richmond Hill, NY. consists of a 3 story multi-tenant office building situated on approximately 2000sqft completely gut renovated in 2004 . The building is currently occupied by 4 tenants, providing an excellent opportunity to add value through leasing as 1st floor will be delivered vacant. The Property is ideally-located on Lefferts Blvd. & 101 Ave ,Richmond hill ,heavy foot traffic , with quick access to highways and numerous nearby amenities.



PROPERTY SUMMARY

Offering Price	\$2,599,000.00
Building SqFt	7,700 SqFt
Year Built	2004
Lot Size (SF)	2,070.00 SqFt
Zoning Type	C2-3, R6B
County	queens
Frontage	20.00 Ft
Coordinates	40.6897277, -73.826079





LOCATION HIGHLIGHTS

- Easy access, close to transportation and on-site parking make for an easy commute in an ultra-walkable area.
- Minutes from [major highway](#) and a short distance to [Airport, public transportation, heavy foot traffic.](#)



RENT ROLL

UNIT	TENANT	SIZE (SF)	RENT / SF	ANNUAL BASE RENT
1ST FL & Basement	Projected	5,300	\$27.17	\$144,000.00
2nd floor	3 Brm apt.	1,200	\$32.00	\$38,400.00
3rd floor	1brm	600	\$36.00	\$21,600.00
3rd floor	2 brm Apt.	700	\$41.14	\$28,800.00
	Total Occupied	7800		\$232,800.00
	TOTAL	7800		\$232,800.00

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$2,599,000.00
Price PSF	\$333.21
In Place NOI	\$165,780.00
In Place Cap Rate	6.38%
Year 1 NOI	\$165,780.00
Year 1 Cap Rate	6.38%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	02/16/2026

EXPENSE BREAKDOWN

General Expenses	
Water	\$3,720.00
Gas	\$4,500.00
Maintainance	\$3,600.00
Total General Expenses	\$11,820.00
Property Insurance	\$4,200.00
Property Tax	\$51,000.00
Total Expenses	\$67,020.00



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$232,800.00	\$232,800.00
SCHEDULED BASE RENTAL REVENUE	\$232,800.00	\$232,800.00
TOTAL POTENTIAL GROSS REVENUE	\$232,800.00	\$232,800.00
EFFECTIVE GROSS REVENUE	\$232,800.00	\$232,800.00
OPERATING EXPENSES		
PROPERTY TAX	\$51,000.00	\$51,000.00
INSURANCE	\$4,200.00	\$4,200.00
GENERAL EXPENSES	\$11,820.00	\$11,820.00
TOTAL OPERATING EXPENSES	\$67,020.00	\$67,020.00
NET OPERATING INCOME	\$165,780.00	\$165,780.00
CAP RATE	6.38%	6.38%



Omni Realty
Buy - Sell - Rent
718-441-4800

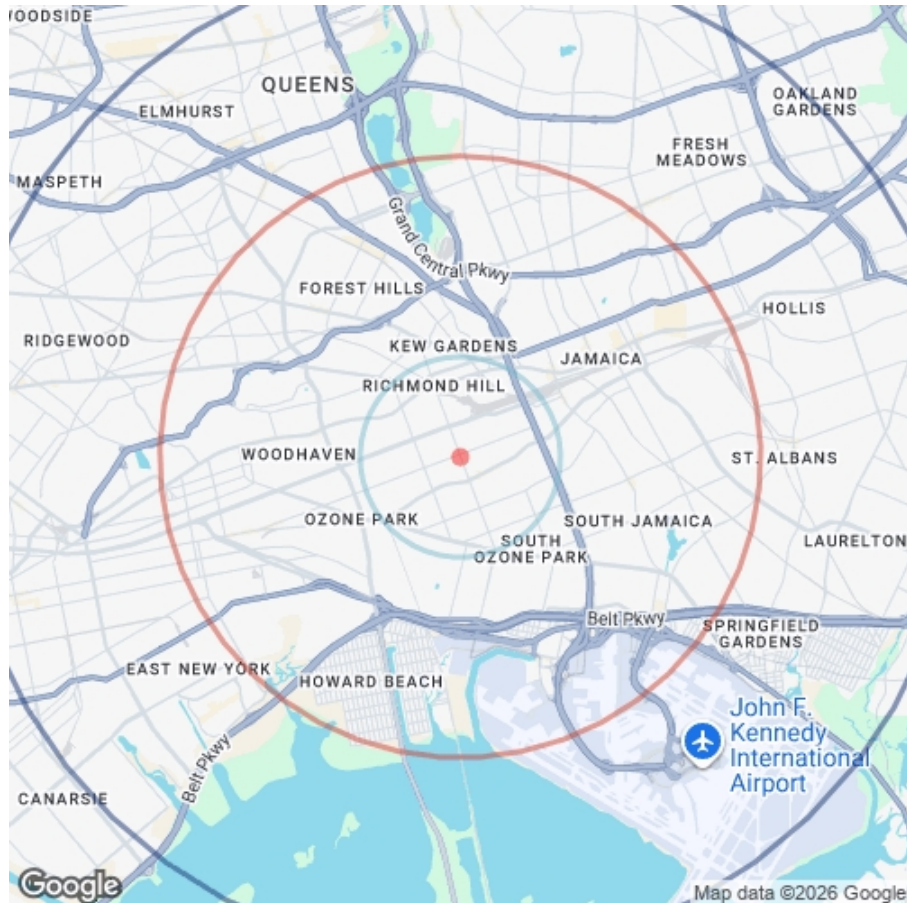
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Villa Pura

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	111,991	651,427	1,693,231
2010 Population	109,472	662,858	1,716,577
2025 Population	108,682	705,655	1,819,590
2030 Population	106,603	703,190	1,807,904
2025-2030 Growth Rate	-0.39 %	-0.07 %	-0.13 %
2025 Daytime Population	90,756	577,222	1,453,297

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,378	23,119	69,790
\$15000-24999	1,507	13,305	40,625
\$25000-34999	2,026	15,247	41,175
\$35000-49999	2,856	22,491	61,181
\$50000-74999	4,437	33,927	91,715
\$75000-99999	4,235	28,614	75,391
\$100000-149999	6,547	42,928	106,816
\$150000-199999	3,653	25,565	62,271
\$200000 or greater	4,875	34,085	78,153
Median HH Income	\$ 91,603	\$ 83,535	\$ 77,348
Average HH Income	\$ 118,546	\$ 113,000	\$ 104,731



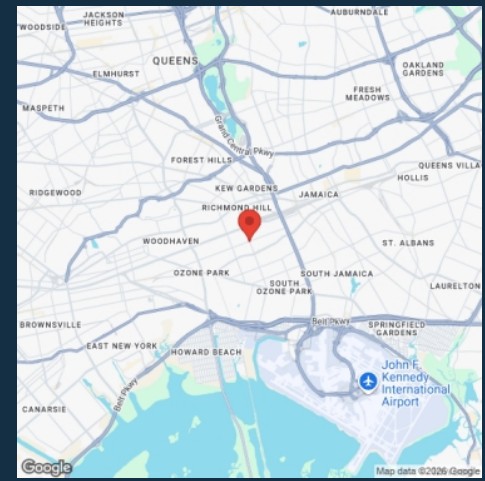
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	31,870	221,341	568,562
2010 Total Households	30,562	222,234	575,659
2025 Total Households	32,514	239,297	627,164
2030 Total Households	32,289	241,096	630,259
2025 Average Household Size	3.32	2.9	2.86
2025 Owner Occupied Housing	14,346	103,671	236,923
2030 Owner Occupied Housing	14,461	105,076	240,339
2025 Renter Occupied Housing	18,168	135,626	390,241
2030 Renter Occupied Housing	17,828	136,020	389,919
2025 Vacant Housing	1,800	15,808	40,358
2025 Total Housing	34,314	255,105	667,522

CITY OF RICHMOND HILL

AREA

POPULATION

ABOUT RICHMOND HILL



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VISION REAL ESTATE NY LLC ADVISOR FOR MORE
DETAILS.

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