

2805 FREDERICK DOUGLAS BLVD  
NEW YORK, NY 10039



OFFERING MEMORANDUM

# EXCLUSIVELY PRESENTED BY:

2805 FREDERICK DOUGLAS  
BLVD  
NEW YORK, NY 10039



AVNISH KUMAR

R.E. Broker

Mobile: 9179579969

[raj@visionrealestateny.com](mailto:raj@visionrealestateny.com)

License #: 10491209469

VISION REAL ESTATE NY llc

650 South Broadway  
Hicksville, NY 11801

Office: 718-480-1231  
[www.visionrealestateny.com](http://www.visionrealestateny.com)



# INVESTMENT SUMMARY

VISION REAL ESTATE pleased to present the Shovel-Ready Development Opportunity – Prime Harlem Location

Exceptional investment opportunity at 2805 Frederick Douglass Blvd. This shovel-ready development site comes with approved plans and permits in place for an 8-story mixed-use building with an accessory floor, saving developers significant time and entitlement costs.

The approved plans feature:

- Ground Floor Commercial Space – Ideal for retail, café, or neighborhood services in a high-visibility corridor
- 10 One-Bedroom Residential Apartments
- 1 Two-Bedroom Penthouse Apartment on the 8th Floor with Private Balcony
- Accessory Floor for additional building functionality

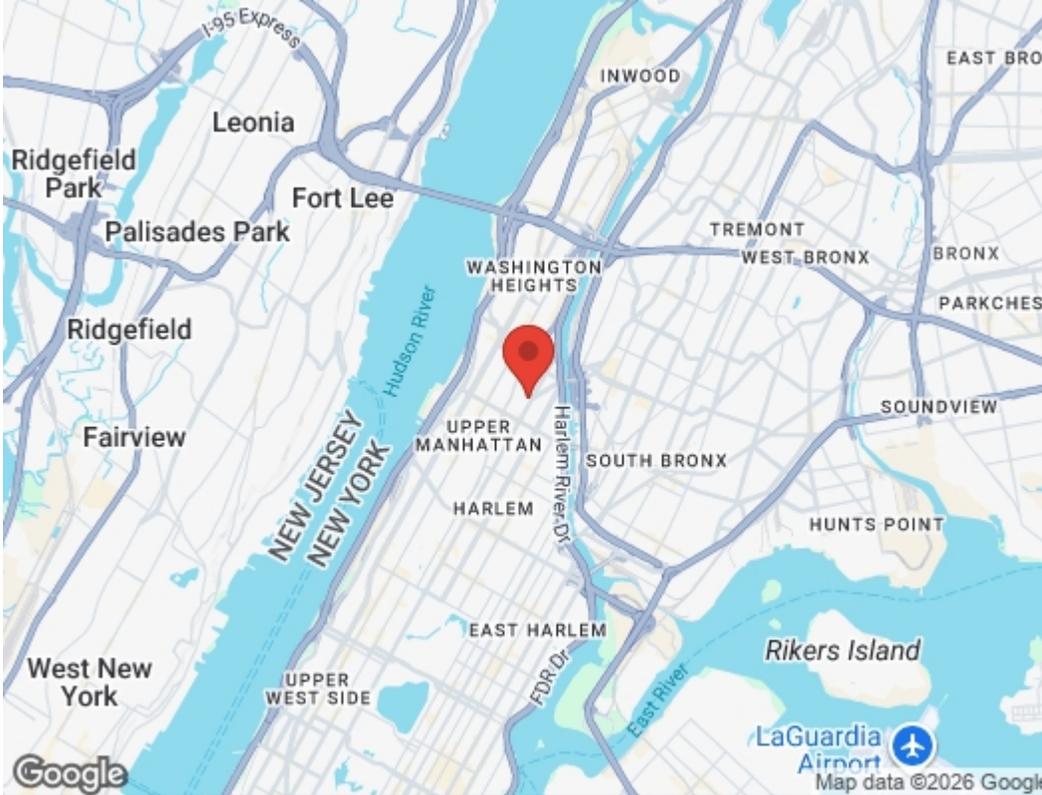
# PROPERTY SUMMARY

Offering Price	\$1,300,000.00
Building SqFt	1,993 SqFt
Lot Size (acres)	0.05
Levels	5
Year Built	1910
Subdivision Name	2805 FREDERICK DOUGLAS BOULEVA
County	New York
Parcel ID / APN	02045-0090



# PROPERTY HIGHLIGHTS

- All units include central heat and air conditioning, spacious floor plans, balcony or patio area, fireplaces in select units and over-sized closets.





# LOCATION HIGHLIGHTS

- Centralized location is ideal for commuters and work-from-home residents.
- This property is in an excellent central New York location right near major retail, educational, and employment opportunities.
- Providing incredible access to neighborhood amenities, transportation, and highways, the building is also within walking distance to the shopping, trendy restaurants, art galleries and urban parks.



CREbuild

# RENT ROLL

UNIT TYPE	# OF UNITS	AVG SIZE (SF)	MONTHLY RENT	ANNUAL RENT	TOTAL ANNUAL RENT
Retail/Office	1	1,050	\$5,000.00	\$60,000.00	\$60,000.00
2nd floor store	1	1,000	\$4,000.00	\$48,000.00	\$48,000.00
3 R	1	550	\$2,600.00	\$31,200.00	\$31,200.00
3F	1	550	\$2,600.00	\$31,200.00	\$31,200.00
4 F	1	550	\$2,600.00	\$31,200.00	\$31,200.00
4 R	1	550	\$2,600.00	\$31,200.00	\$31,200.00
5 F	1	550	\$2,600.00	\$31,200.00	\$31,200.00
5 R	1 Brm	550	\$2,600.00	\$31,200.00	\$31,200.00
6 F	1 BRM	550	\$2,600.00	\$31,200.00	\$31,200.00
6 R	1 Brm	550	\$2,600.00	\$31,200.00	\$31,200.00
7 F	1 BRM	550	\$2,600.00	\$31,200.00	\$31,200.00
7 R	1 Brm	550	\$2,600.00	\$31,200.00	\$31,200.00
8 TH FLOOR	2 BRM W/ BALCONY	1,100	\$3,400.00	\$40,800.00	\$40,800.00
Total Occupied		9750			\$501,600.00
<b>TOTAL</b>		<b>9750</b>			<b>\$460,800.00</b>

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$1,300,000.00
PRICE PSF	\$150.29
IN PLACE NOI	\$460,800.00
IN PLACE CAP RATE	35.45%
YEAR 1 NOI	\$397,840.00
YEAR 1 CAP RATE	30.60%

## GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	03/05/2026

## EXPENSE BREAKDOWN

GENERAL EXPENSES	
WATER	\$9,360.00
TRASH	\$3,600.00
TOTAL GENERAL EXPENSES	\$12,960.00
PROPERTY INSURANCE	\$10,000.00
PROPERTY TAX	\$28,000.00
MANAGEMENT FEE	\$12,000.00
TOTAL EXPENSES	\$62,960.00

# CASH FLOW PROJECTIONS

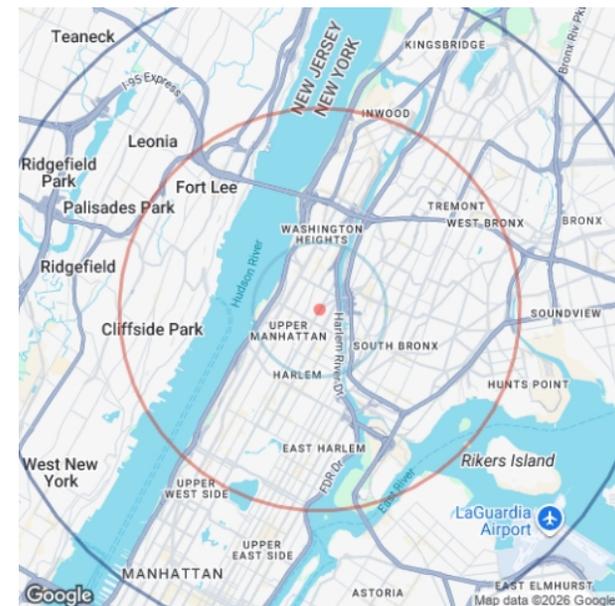
	IN PLACE	YEAR 1
<b>POTENTIAL GROSS REVENUE</b>		
BASE RENTAL REVENUE	\$460,800.00	\$460,800.00
SCHEDULED RENTAL REVENUE	\$460,800.00	\$460,800.00
TOTAL POTENTIAL GROSS REVENUE	\$460,800.00	\$460,800.00
EFFECTIVE GROSS REVENUE	\$460,800.00	\$460,800.00
<b>OPERATING EXPENSES</b>		
PROPERTY TAX	\$28,000.00	\$28,000.00
INSURANCE	\$10,000.00	\$10,000.00
MANAGEMENT FEE	\$12,000.00	\$12,000.00
GENERAL EXPENSES	\$12,960.00	\$12,960.00
TOTAL OPERATING EXPENSES	\$62,960.00	\$62,960.00
NET OPERATING INCOME	\$460,800.00	\$397,840.00
CAP RATE	35.45%	30.60%

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	199,949	1,167,267	2,465,785
2010 Population	196,864	1,194,820	2,510,935
2025 Population	203,191	1,241,416	2,622,407
2030 Population	202,691	1,233,106	2,595,543
2025-2030 Growth Rate	-0.05 %	-0.13 %	-0.21 %
2025 Daytime Population	158,868	1,127,700	2,735,253

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	75,480	426,912	984,316
2010 Total Households	77,000	446,950	1,006,932
2025 Total Households	86,071	496,919	1,095,091
2030 Total Households	87,155	502,386	1,100,073
2025 Average Household Size	2.29	2.39	2.32
2025 Owner Occupied Housing	10,598	73,505	231,728
2030 Owner Occupied Housing	10,698	75,281	235,920
2025 Renter Occupied Housing	75,473	423,414	863,363
2030 Renter Occupied Housing	76,457	427,105	864,153
2025 Vacant Housing	7,077	36,698	98,240
2025 Total Housing	93,148	533,617	1,193,331

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	15,471	99,507	172,369
\$15000-24999	7,621	44,380	83,908
\$25000-34999	7,249	37,690	73,425
\$35000-49999	8,538	48,931	95,755
\$50000-74999	13,264	69,828	147,490
\$75000-99999	9,642	47,899	105,991
\$100000-149999	9,841	56,211	137,745
\$150000-199999	6,241	32,416	82,766
\$200000 or greater	8,196	60,027	195,596
Median HH Income	\$ 56,691	\$ 55,363	\$ 69,879
Average HH Income	\$ 87,792	\$ 100,083	\$ 134,658

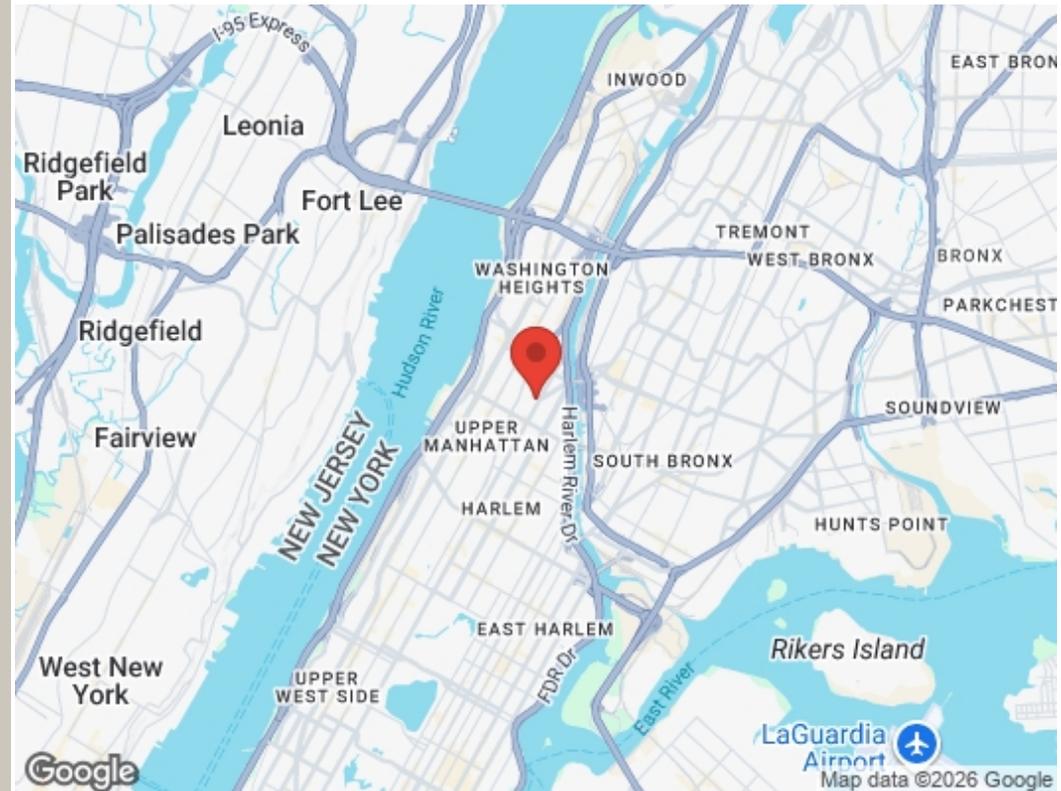


# CITY OF NEW YORK

AREA

POPULATION

# ABOUT NEW YORK



# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VISION REAL ESTATE NY LLC and it should not be made available to any other person or entity without the written consent of VISION REAL ESTATE NY LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VISION REAL ESTATE NY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VISION REAL ESTATE NY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VISION REAL ESTATE NY LLC has not verified, and will not verify, any of the information contained herein, nor has VISION REAL ESTATE NY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE VISION REAL ESTATE NY LLC ADVISOR FOR MORE DETAILS.

## EXCLUSIVELY PRESENTED BY:



AVNISH KUMAR

R.E. Broker

Mobile: 9179579969

raj@visionrealestateny.com

License #: 10491209469

VISION REAL ESTATE NY  
LLC

650 South Broadway  
Hicksville, NY 11801

Office: 718-480-1231  
[www.visionrealestateny.com](http://www.visionrealestateny.com)