

87-26 175 st, Jamaica, New York 11432, Queens

Listing :

MLS#: 815575	Prop Type: Commercial Sale	Price: \$5,200,000
Status: Active	Sub Type: Multi Family	DOM: 21
Recent: 02/03/2025 : Price Decrease : \$6,140,000->\$5,200,000		



City/Township: New York	County: Queens
Post Offc/Town: Jamaica	
Yr Built: 2008	Stories in Bldg: 7
Property Cond:	Sqft Total: 42,545 Other
Building Name: Aftab	Acre(s):
Waterfront: No	Lot Size SqFt:
Water Access: No	Lease Amount:

Public Remarks

7 Story Building / Free Market Condo 10 Units Available for Sale / 4 Parking Spaces. Don't Miss Out! All Units Rented. Discover urban living at its finest in this beautifully crafted Multiple 1-Bedroom, 1-Bathroom and 2-bedroom, 2-bathroom condos, built with modern elegance in 2008. This building offers a seamless blend of comfort and convenience. Luxurious In-Suite Primary Bedrooms. Stylish Kitchens for Cooking and entertaining with ease in the sleek kitchen featuring stainless steel appliances and a dishwasher for modern efficiency. All units have Balconies the perfect spot for morning coffee or evening unwinding. Benefit from the added peace of mind with an intercom camera system ensuring your security. These condos are conveniently situated close to public transportation, trains, highways, shops, and schools. Just a short distance from JFK Airport and there are a variety of local conveniences. Take advantage of this incredible opportunity! Investors Act fast, this opportunity won't last long!

Interior Features

Flooring: Hardwood	Fireplace:
Basement: Yes, Finished, Full	Elevator: Yes
Building Features: Balcony, Laundry, Lobby	

Exterior Features

Parking: 4		
Construction: Brick	# Drive-In Grade Lvl Doors:	# of Units Total: 12
# of Docks:		

Systems & Utilities

Cooling: Central Air	Sewer: Public Sewer
Heating: Natural Gas	Water: Public
Utilities: Electricity Available, Sewer Available, Water Available, Water Connected	Water/Sewer Expense:
Electric Co:	Other Equip: Intercom
# Heat Units: 12	Tenant Pays: All Utilities

Property/Tax/Legal

Tax ID#:	Taxes Annual: \$58,141.00	Tax Year: 2025
Permitted Uses:	Assessed Value:	Tax Source: Other
Max Cont Sqft:	Min Divisible Sqft:	Zoning: R4-1
Property Attchd: Yes	# of Buildings:	# of Lots:

Agent/Broker Info

List Office: Douglas Elliman Real Estate (DERE17)	List Agent: Olga Zakinova CBR (118415)
Office Phone: 718-631-8900	Contact #: 917-270-7584
	LA Email: olgazakinova@gmail.com

Showing

Showing Rqmts: 24 Hour Notice, Call Listing Agent	Showing Contact Ph:
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Listing/Contract Info

Cap Rate:	Eff Gross Income:	Net Oper Income: \$251,999
Income/Exp Info:	Gross Income: \$30	Operating Expense:
Tot Exp Year: 105949	Ann Rental Income:	Amortized Over:
Financial Year: 2024	Debt Info:	Due In:

Seller to Consider Concession:	Concession Amount Considered:	Negot Thru: Listing Agent
List Date: 01/23/2025 CDOM: 21	Owner Name: Lambda properties LLC NY	
On Market Date: 01/27/2025	Expiration Date: 01/26/2026	Listing Terms:
Listing Agreement: Exclusive Right To Sell	Orig List Price: \$6,140,000	\$/SqFt: \$122.22

Special Listing Conditions: **None**
Agent Only Remarks: **7 Story Building / Free Market 10 Units Available for Sale / 4 Parking Spaces. Stunning Modern Condos Available - Don't Miss Out!**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

87-26 175 st.

Income Statement (Aftab Skyview)

Income / Month

Unit	Rent/Month	Unit Type
2A	\$ 2,250.00	2 beds + 2 baths
2B	\$ 2,400.00	2 beds + 2 baths
2C	\$ 2,600.00	2 beds + 2 baths
2D	\$ 2,500.00	2 beds + 2 baths
3A	\$ 2,550.00	2 beds + 2 baths
3B	\$ 2,330.00	2 beds + 2 baths
3C	\$ 2,300.00	2 beds + 2 baths
3D	\$ 2,499.00	2 beds + 2 baths
4A	\$ 2,350.00	2 beds + 2 baths
4B	\$ 2,550.00	2 beds + 2 baths
4C	\$ 2,600.00	2 beds + 2 baths
4D	\$ 2,900.00	2 beds + 2 baths
Total (Month)	\$ 29,829.00	
Total (Year)	\$ 357,948.00	

Expenses / Year

Item	Amount
Common Charges	\$ 47,808.00
Prop. Taxes	\$ 58,141.00
Total (Year)	\$ 105,949.00
Total (Month)	\$ 8,829.08
Net Income / Month	\$ 20,999.92
Net Income / Year	\$ 251,999.00

**Aftab Condominium Association
Pro-forma Budget (Annual) for 2024**

Projected Income

Sl.	Item	Amount
1	Common Charges	\$112,429.44
2	Laundry	\$2,500.00
Total		\$114,929.44

Projected Expense

1	Common Area Gas	\$11,929.59
2	Common Area Electricity	\$10,091.45
3	Water / Sewer	\$38,042.46
4	Repair / Maintenance	\$5,000.00
5	Legal / Audit	\$2,000.00
6	Insurance	\$12,257.09
7	Contingency	\$5,000.00
8	Reserve	\$5,000.00
9	Services and Supplies	\$3,065.76
10	Elevator	\$6,532.50
11	Fire Alarm	\$3,000.00
12	Sprinkler System	\$6,000.00
13	Telephone, internet, and cable	\$2,882.34
14	Property Manager, Assistant Property Manager, Porter and Super (subsidized rate by Lambda Properties NY LLC)	\$14,400.00
Total		\$125,201.19
P/L		-\$10,271.75

172-18 Jamaica Ave, Jamaica, New York 11432, Queens

Listing

MLS#: **815570** Prop Type: **Commercial Sale** Price: **\$10,385,000**
Status: **Active** Sub Type: **Multi Family** DOM: **21**



City/Township: **New York** County: **Queens**
Post Offc/Town: **Jamaica**
Yr Built: **2016** Stories in Bldg: **6**
Property Cond: Sqft Total: **21,121 Public Records**
Waterfront: **No** Lot Size SqFt:
Water Access: **No** Lease Amount:

Public Remarks

7 Story Building / Free Market 16 Units Available for Sale / 8 Parking Spaces. Modern Condos Available - Don't Miss Out! All Units Rented. Discover urban living at its finest in this beautifully crafted Multiple 1-Bedroom, 1-Bathroom and 2-bedroom, 2-bathroom condos, built with modern elegance in 2016 This building offers a seamless blend of comfort and convenience. Luxurious In-Suite Primary Bedrooms. Stylish Kitchens for Cooking and entertaining with ease in the sleek kitchen featuring stainless steel appliances and a dishwasher for modern efficiency. All units have Balconies the perfect spot for morning coffee or evening unwinding. Benefit from the added peace of mind with an intercom camera system ensuring your security. These condos are conveniently situated close to public transportation, trains, highways, shops, and schools. Just a short distance from JFK Airport and there are a variety of local conveniences. Take advantage of this incredible opportunity! Act fast, this opportunity won't last long!

Interior Features

Appliances: **Convection Oven, Dishwasher, Refrigerator**
Basement: **Yes, Finished, Full** Elevator: **Yes**

Exterior Features

Parking: **11**
Construction: **Brick**
of Docks: # Drive-In Grade Lvl Doors: # of Units Total: **16**

Systems & Utilities

Cooling: **Central Air** Sewer: **Public Sewer**
Heating: **Forced Air** Water: **Public**
Utilities: **Electricity Available, Natural Gas Connected** Water/Sewer Expense:

Property/Tax/Legal

Tax ID#: Taxes Annual: **\$30,717.00** Tax Year: **2025**
Permitted Uses: Assessed Value: Tax Source: **Other**
Property Attchd: **No** # of Buildings: # of Lots:

Agent/Broker Info

List Office: [Douglas Elliman Real Estate \(DERE17\)](#) List Agent: [Olga Zakinova CBR \(118415\)](#)
Office Phone: **718-631-8900** Contact #: **917-270-7584**
LA Email: olgazakinova@gmail.com

Showing

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent** Showing Contact Ph:

Listing/Contract Info

Seller to Consider Concession: Concession Amount Considered: Negot Thru: **Listing Agent**
List Date: **01/23/2025** CDOM: **21** Owner Name: **Parthenon 1 LLC**
On Market Date: **01/27/2025** Expiration Date: **01/26/2026**
Listing Agreement: **Exclusive Right To Sell** Orig List Price: **\$10,385,000** Listing Terms:
Special Listing Conditions: **None** \$/SqFt: **\$491.69**
Agent Only Remarks: **7 Story Building / 16 Units Available for Sale / 8 Parking Spaces.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

Income Statement Parthenon One
Income / Month

Unit	Type	SQFT	Rent / Month
1A	retail	2127	\$ 10,000.00
3A	2br	894	\$ 2,675.00
3B	2br	938	\$ 2,600.00
3C	1br	638	\$ 2,150.00
3D	1br	628	\$ 2,207.00
4A	2br	894	\$ 2,600.00
4B	2br	938	\$ 2,500.00
4C	1br	638	\$ 2,600.00
4D	1br	628	\$ 2,207.00
5A	2br	894	\$ 3,200.00
5B	2br	938	\$ 2,600.00
5C	1br	638	\$ 1,975.00
5D	1br	628	\$ 1,810.00
6A	2br	894	\$ 2,450.00
6B	2br	938	\$ 2,600.00
6C	1br	638	\$ 1,871.00
6D	1br	628	\$ 2,387.00
Parking		11 spots	\$ 2,200.00
Total (Month)			\$ 50,632.00
Total (Year)			\$ 607,584.00

Item	Amount
Property Tax	\$ 30,341.84
Common Charges	\$ 75,828.00
Total (Year)	\$ 106,169.84
Total (Month)	\$ 8,847.49
Net Income (Year)	\$ 501,414.16
Net Income (Month)	\$ 41,784.51

Condominium Association

Budget (Annual)

Income

	Amount
\$	90,378.00
\$	3,600.00
\$	93,978.00

Expense

	Amount
\$	25,740.00
\$	8,000.00
\$	23,000.00
\$	16,000.00
\$	5,000.00
\$	3,000.00
\$	20,000.00
\$	6,804.00
\$	10,000.00
\$	10,000.00
\$	29,120.04
\$	-
\$	5,000.00
\$	5,000.00
\$	8,215.00
\$	3,996.00
\$	178,875.04
\$	(84,897.04)

**Parthenon One Cc
Pro-forma**

<u>Item</u>
<u>Common Charges</u>
<u>Laundry</u>
Total
Item
<u>Labor / Handyman</u>
<u>Hot Water-Laundry Dryers (National Grid)</u>
<u>Common Area Electricity</u>
<u>Water / Sewer</u>
<u>Repair / Maintenance</u>
<u>Legal / Audit</u>
<u>Insurance</u>
<u>Elevator</u>
<u>Fire Alarm</u>
<u>Sprinkler System</u>
<u>Porter</u>
<u>Management Fee</u>
<u>Services and Supplies</u>
<u>Contingency</u>
<u>Reserve Fund</u>
<u>Telephone and internet</u>
Total
P/L

148-36 89 Ave, Jamaica, New York 11435, Queens

Listing

MLS#: **815567**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Multi Family**

Price: **\$11,796,400**
DOM: **21**



City/Township: **New York**
Post Offc/Town: **Jamaica**
Yr Built: **2023**
Property Cond:
Waterfront: **No**

County: **Queens**
Stories in Bldg: **8**
Sqft Total: **33,200 Public Records**
Lot Size SqFt:

Public Remarks

8 Story Building / Free Market Condo 23 Units Available for Sale / 8 Parking Spaces. Don't Miss Out on this Modern Condos. All Units are Rented. Discover urban living at its finest in this beautifully crafted Multiple 1-Bedroom, 1-Bathroom and 2-bedroom, 2-bathroom condos, built with modern elegance in 2023. This building offers a seamless blend of comfort and convenience. Luxurious In-Suite Primary Bedrooms. Stylish Kitchens for Cooking and entertaining with ease in the sleek kitchen featuring stainless steel appliances and a dishwasher for modern efficiency. All units have Balconies the perfect spot for morning coffee or evening unwinding. Benefit from the added peace of mind with an intercom camera system ensuring your security. These condos are conveniently situated close to public transportation, trains, highways, shops, and schools. Just a short distance from JFK Airport and there are a variety of local conveniences. Take advantage of this incredible opportunity! Investors Act fast, this opportunity won't last long!

Interior Features

Basement: **Yes, Finished, Full**

Elevator:

Exterior Features

Parking: **8**
Construction: **Brick**
of Docks:

Drive-In Grade Lvl Doors: # of Units Total: **23**

Systems & Utilities

Cooling: **Central Air**
Heating: **Hot Air**
Utilities: **Cable Available, Electricity Available, Electricity Connected, Natural Gas Available**

Sewer: **Public Sewer**
Water: **Public**
Water/Sewer Expense:

Property/Tax/Legal

Tax ID#: Permitted Uses: Property Atchhd: **No**

Taxes Annual: **\$257,872.00** Tax Year: **2025**
Assessed Value: **\$2,025** Tax Source: **Other**
of Buildings: # of Lots:

Agent/Broker Info

List Office: [Douglas Elliman Real Estate \(DERE17\)](#)
Office Phone: **718-631-8900**

List Agent: [Olga Zakinova CBR \(118415\)](#)
Contact #: **917-270-7584**
LA Email: olgazakinova@gmail.com

Showing

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent**

Showing Contact Ph:

Listing/Contract Info

Seller to Consider Concession:
List Date: **01/23/2025** CDOM: **21**
On Market Date: **01/27/2025**
Listing Agreement: **Exclusive Right To Sell**
Special Listing Conditions: **None**

Concession Amount Considered:
Owner Name: **Parthenon**
Expiration Date: **01/25/2026**
Orig List Price: **\$11,796,400**

Negot Thru: **Listing Agent**
Listing Terms:
\$/SqFt: **\$355.31**

Agent Only Remarks: **8 Story Building / 23 Units Available for Sale / 8 Parking Spaces.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

Income Statement (Parthenon Two)

Income / Month

Unit	Type	SQFT	Rent
2A	2br	994	\$ 2,895.00
2D	2br	885	\$ 3,600.00
3A	2br	1016	\$ 2,833.00
3C	1br	637	\$ 2,525.00
3D	2br	930	\$ 3,150.00
4A	2br	1016	\$ 2,955.00
4B	1br	673	\$ 2,600.00
4C	1br	637	\$ 2,253.00
4D	2br	930	\$ 3,150.00
5A	2br	1016	\$ 2,950.00
5B	1br	673	\$ 2,295.00
5C	1br	637	\$ 2,600.00
5D	2br	930	\$ 2,713.00
6A	2br	1016	\$ 3,495.00
6B	1br	673	\$ 2,200.00
6C	1br	637	\$ 2,255.00
6D	2br	930	\$ 2,833.00
7A	2br	1468	\$ 3,578.00
7B	1br	655	\$ 2,600.00
7C	2br	911	\$ 2,946.00
8A	2br	1333	\$ 3,044.00
8B	1br	655	\$ 2,375.00
8C	2br	911	\$ 2,977.00
Parking		8 spts	\$ 1,600.00
Total (Month)			\$ 66,422.00
Total (Year)			\$ 797,064.00

Expenses / Year

Item	Amount
Property Tax	\$ 249,257.44
Common Charges	\$ 95,617.93
Total (Year)	\$ 344,875.37
Total (Month)	\$ 28,739.61
Net Income (Year)	\$ 452,188.63
Net Income (Month)	\$ 37,682.39

**Parthenon Two Condominium Association
Pro-forma Budget (Annual)**

Projected Income:

Sl. Item	Amount	
1 Common Charges		<u>\$112,097.00</u>
2 Laundry		<u>\$4,200.00</u>
Total		<u>\$116,297.00</u>

Projected Expense:

3 Labor / Handyman		<u>\$25,740.00</u>
4 Common Area Gas		<u>\$6,000.00</u>
5 Common Area Electricity		<u>\$22,000.00</u>
6 Water / Sewer		<u>\$14,000.00</u>
7 Repair / Maintenance		<u>\$5,000.00</u>
8 Legal / Audit		<u>\$3,000.00</u>
9 Insurance		<u>\$12,257.09</u>
10 Management Fee		<u>\$0.00</u>
11 Contingency (8%)		<u>\$7,885.30</u>
12 Reserve (10%)		<u>\$9,856.70</u>
13 Services and Supplies		<u>\$5,000.00</u>
14 Elevator		<u>\$6,804.00</u>
15 Fire Alarm		<u>\$10,000.00</u>
16 Sprinkler System		<u>\$10,000.00</u>
18 Telephone, internet, and cable		<u>\$4,800.00</u>
19 Porter		<u>\$29,112.00</u>
Total		<u>\$171,455.09</u>
P/L		<u>-\$55,158.09</u>