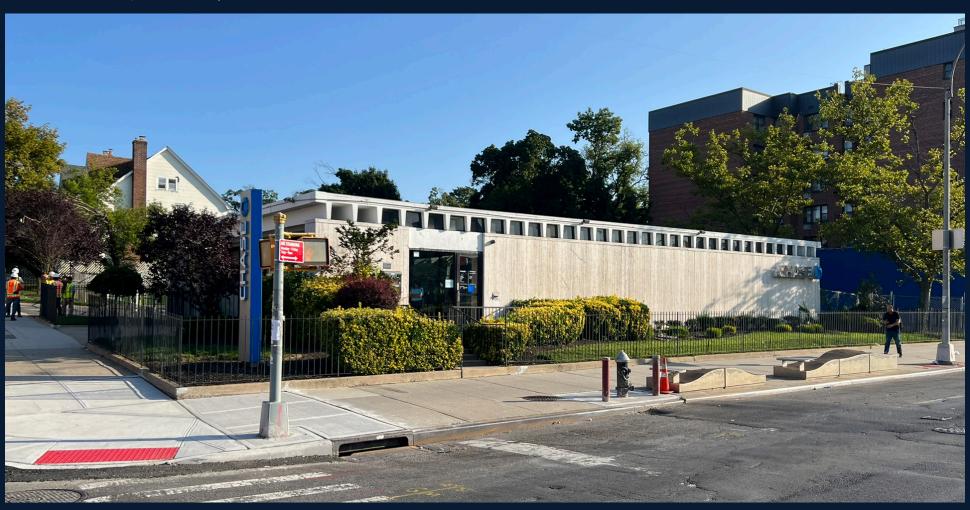
184-01 HILLSIDE AVENUE

Jamaica Estates, NY 11432 | Queens



NNN-LEASED **CHASEO** BANK WITH DRIVE-THROUGH **LONG TERM COVERED LAND PLAY**



INVESTMENT HIGHLIGHTS

#1

Absolute NNN Lease

Tenant covers taxes, insurance, and all repairs and maintenance of the property including roof & structural repairs.

#2

Credit Tenancy

JP Morgan Chase (NYSE:JPM) is a publicly-traded company with over 4,700 locations. The company holds a credit rating "A+" by S&P Global Ratings with annual revenues over \$170 billion.



Exposure, Frontage, Traffic

The property benefits from 50'+ of frontage along Hillside Avenue. The property is positioned at a traffic light corner of Hillside Ave and Dalny Road.



Long Term Redevelopment Potential

20,000 SF lot with R7A zoning. Currently allows for ~94,000 BSF, and the City of Yes proposal would allow 102,000 BSF (via Universal Affordability Preference).



Strong Local Demographics

- 200k visits per year
- Ranked 125/361 branches in New York
- Top 20% ranking nationwide

CHASEO

JP Morgan Chase (NYSE:JPM)





PROPERTY OVERVIEW





PROPERTY SUMMARY

Block / Lot

Building Dimensions

THE OFFERING	
Address	184-01 Hillside Avenue Jamaica Estates, NY 11432
County	Queens
Location	Located on the northeast corner of Hillside Avenue and Dalny Road

,		
PROPERTY INFORMATION		
Lot Dimensions	140' x 160'	
Lot SF	20,400	SF (approx.)
Acreage	0.47	Acres

47' x 75'

Wide / Narrow

Stories	1	
Building SF	3,525	SF (approx.)
Zoning	R7A/C2-4, DJ (MIH)	
Street Width	100' / 60'	

	Floor Area Ratio (FAR)	Buildable SF (approx.)
Residential Project (Mandatory Inclusionary Housing)	4.60	93,840
Commercial Project	4.00	81,600
Residential Project (Pending - City of Yes)	5.00	102,000

NYC TAX INFORMATION

Street Width Classification

Assessment (24/25)	\$654,400	
Tax Rate	10.59%	
Annual Property Tax (24/25)	\$69,314	
Tax Class	4	

9954 / 1

(Irregular)

COMMERCIAL REVENUE

TENANT	SF	LXP	OPTIONS	BASE RENT / SF	MONTHLY RENT	ANNUAL RENT
Chase	3,525	April 1, 2035	Not Applicable	\$37	\$11,001	\$132,011

OPERATING EXPENSES

TYPE		% OF EGI	\$ / SF	PROJECTED
Property Taxes	100% Paid by Tenant	0.00%	\$-	\$-
Insurance	100% Paid by Tenant	0.00%	\$-	\$-
Utilities	100% Paid by Tenant	0.00%	\$-	\$-
General Repairs/Maintenance	100% Paid by Tenant	0.00%	\$-	\$-
Roof & Structural Repairs/Maintenance	100% Paid by Tenant	0.00%	\$-	\$-
Total Operating Expenses	NNN			

Net Operating Income \$132,011

LEASE ABSTRACT - CHASE

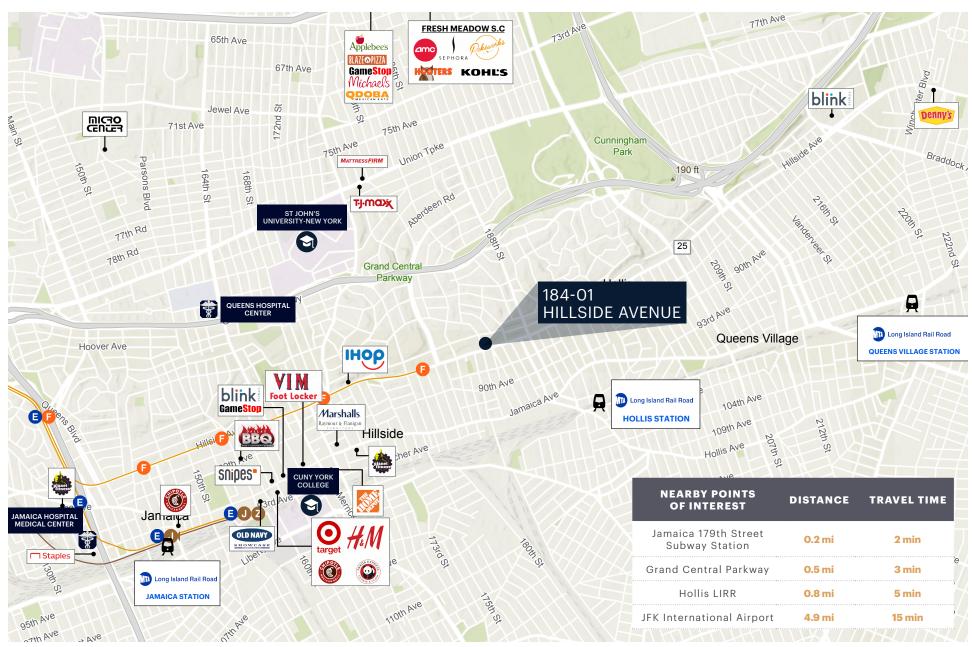
RENT SCHEDULE UNIT OCCUPIED SF

CURRENT LEASE TERM ENTIRE BUILDING 3,525

COMMENCEMENT DATE	END DATE	ANNUAL BASE RENT	\$ / SF	ESCALATION (%)
Apr-20	Mar-25	\$120,000	\$34	
Apr-25	Mar-30	\$132,000	\$37	10.00%
Apr-30	Mar-35	\$144,000	\$41	9.09%

184-01 HILLSIDE AVENUE FOR SALE

RETAIL MAP



PROPERTY PHOTOS









CONTACT EXCLUSIVE AGENTS

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