

FOR SALE

The Kaplan School and Residential Campus

621 BLOOMING GROVE TPKE

New Windsor, NY 12553

**SUBJECT TO
BANKRUPTCY COURT APPROVAL**



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: \$12,000,000

LOT SIZE: 22 Acres

BUILDING SIZE: 68,917 SF

ZONING: R-4 Suburban Residential

PERMITTED USES: SF residences, schools, colleges, convalescence homes, hospitals are among permitted uses

PROPERTY DESCRIPTION

The property is an educational campus with 8 buildings. The 43,800 SF public-school code building was expanded and fully renovated between 2005-2007 for approx. \$11MM. It is in excellent condition. Besides the school building, there are 4 dormitories, a large colonial style mansion converted to administrative offices, a maintenance building, an in-ground pool and pool house, and an older cottage.

The school building alone is leased to Kaplan Career Academy, a NYS approved, trauma sensitive Special Needs public school campus serving about 18 different public school districts' special needs students aged 9-21 who need additional academic and emotional support. The Lease End Date is June 2025, at which time the Tenant Will Vacate the Premises. The remainder of the buildings, the dormitories and all the offices have been vacated as of September 2024 in anticipation of the sale.

- Municipal sewer and water
- All photos are current, taken in mid-October 2024.

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CAMPUS BUILDINGS & POOL



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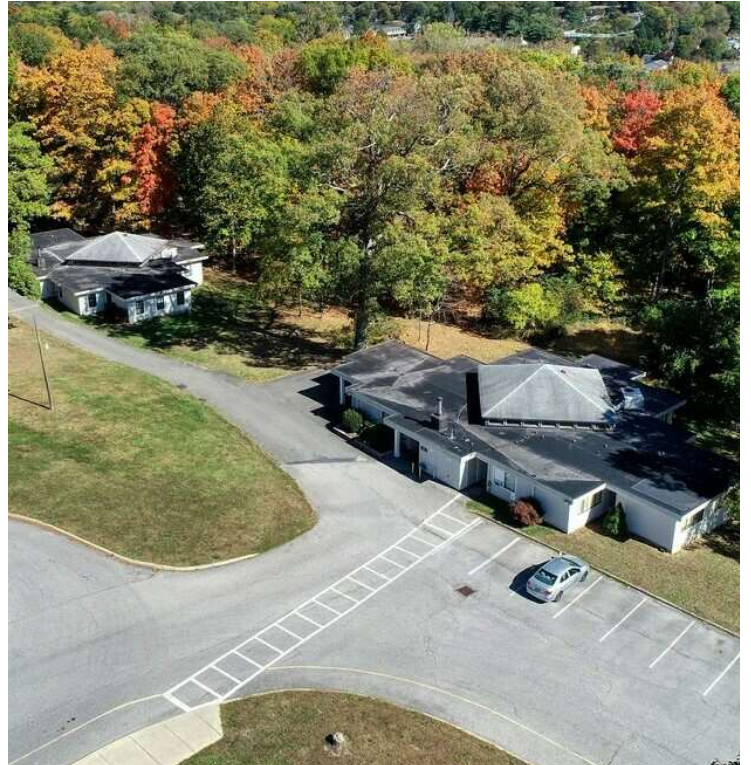
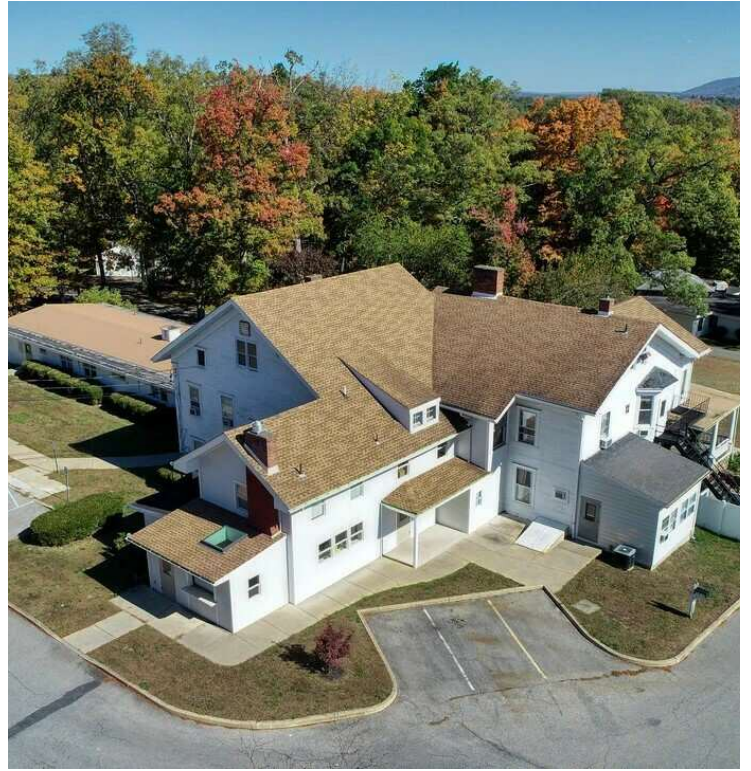
THE SCHOOL BUILDING



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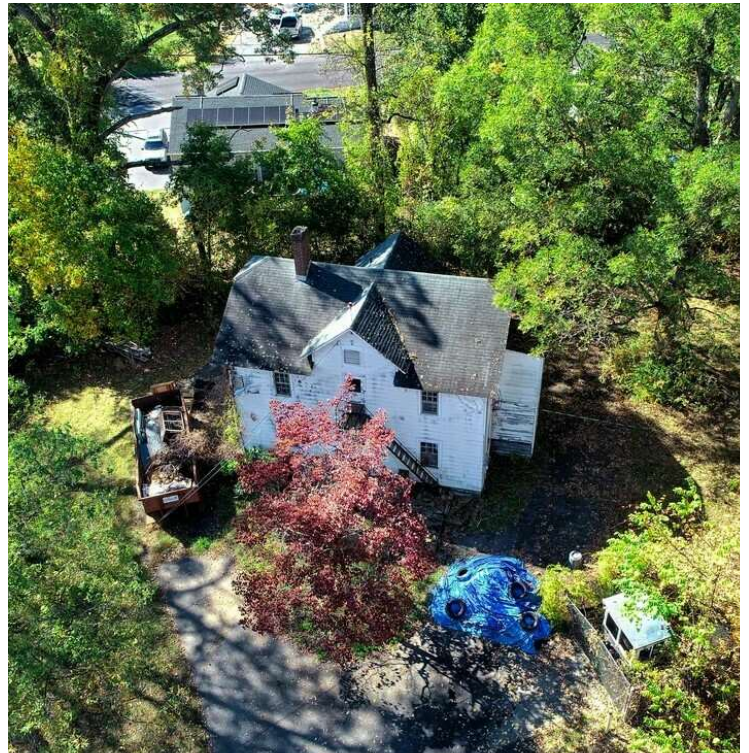
LARGE MANSION ADMINISTRATIVE BUILDING & MODERN DORMITORIES



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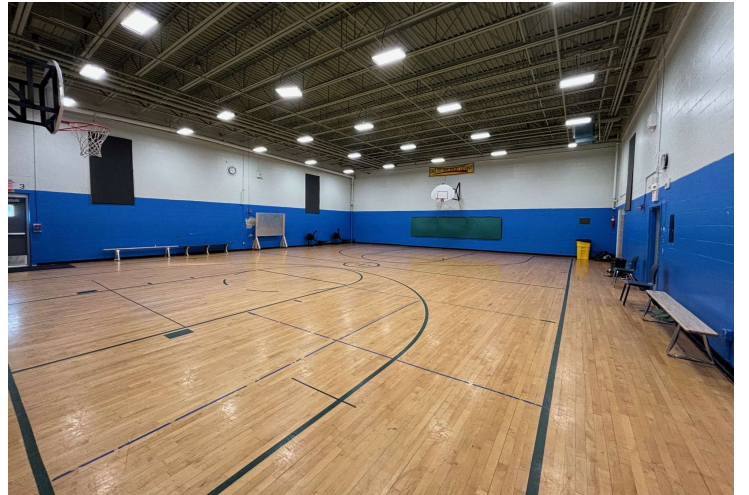
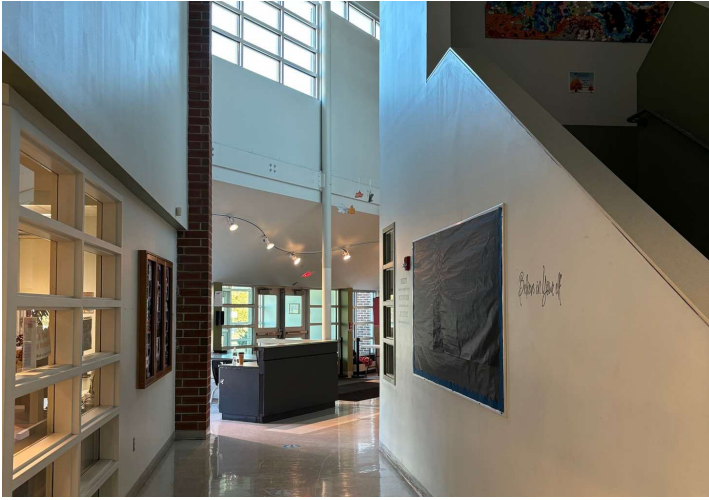
NEW AND OLD DORMITORY & STORAGE HOUSE



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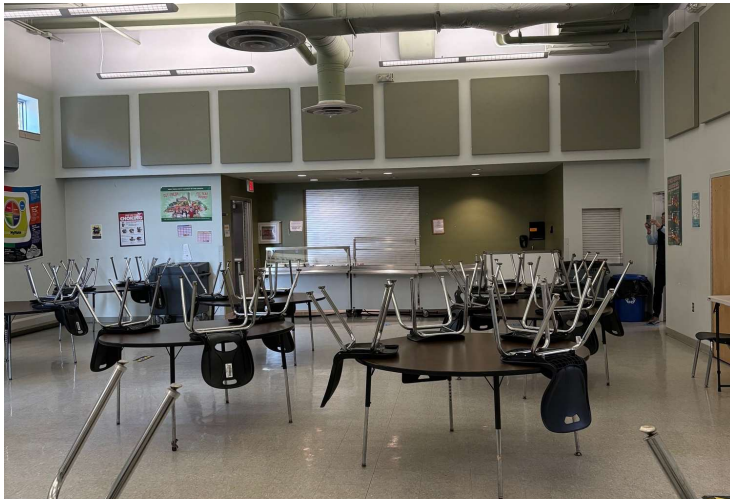
KAPLAN SCHOOL - INTERIOR PHOTOS



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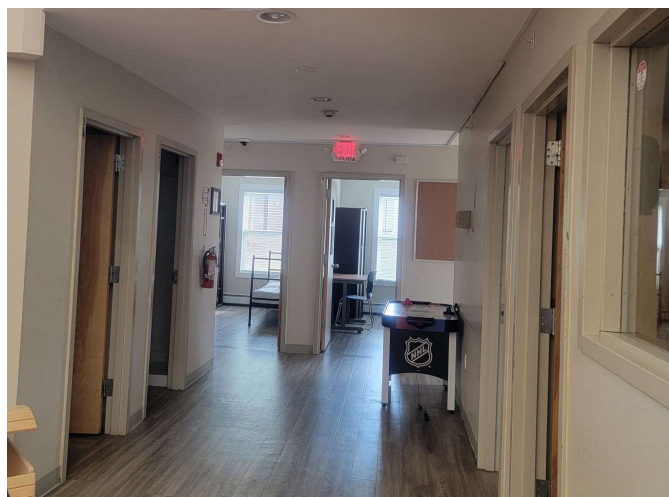
SCHOOL CAFETERIA & KITCHEN / LARGE MANSION OFFICES



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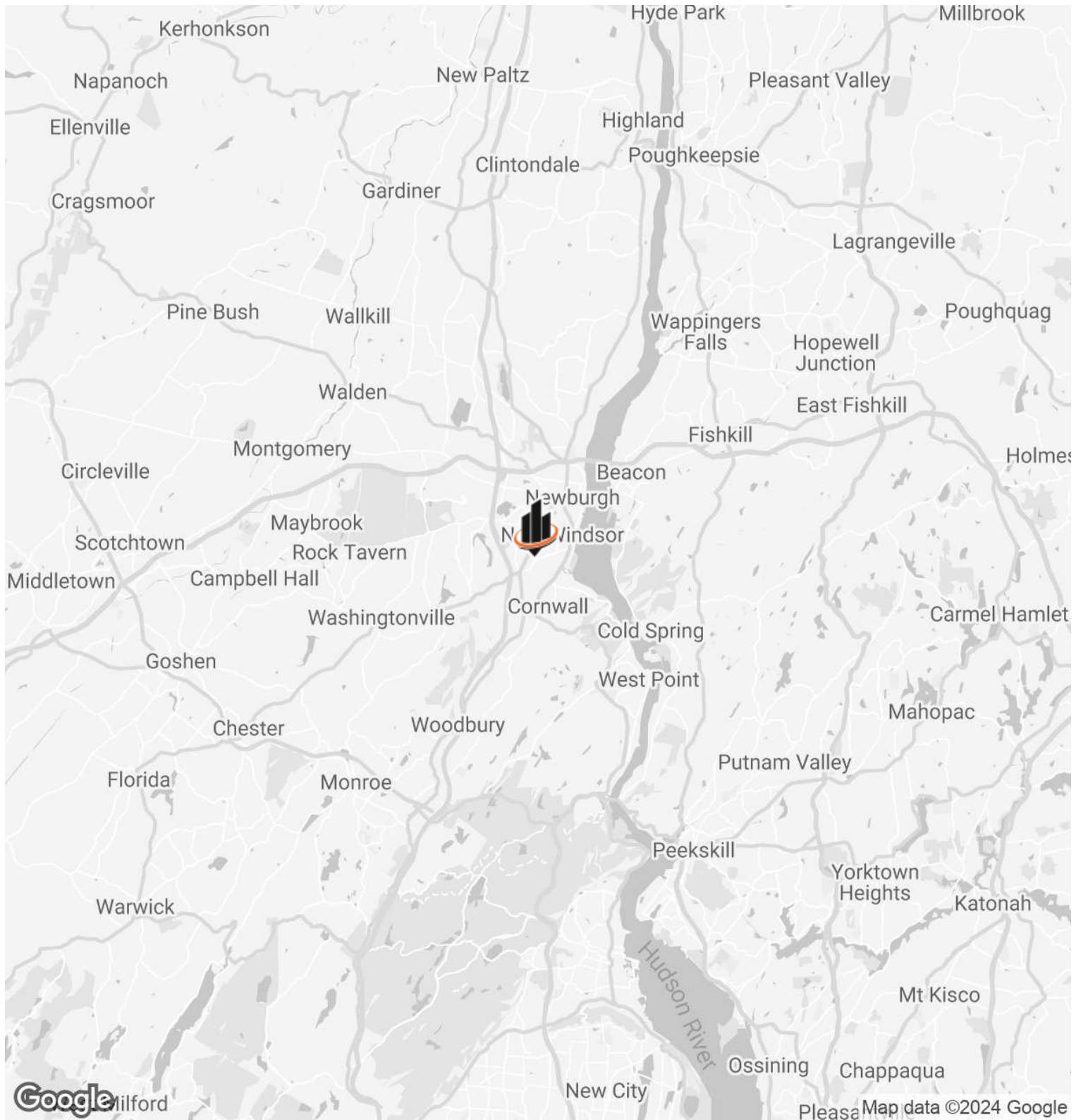
MODERN DORMITORY BUILDINGS WITH EAT-IN KITCHENS



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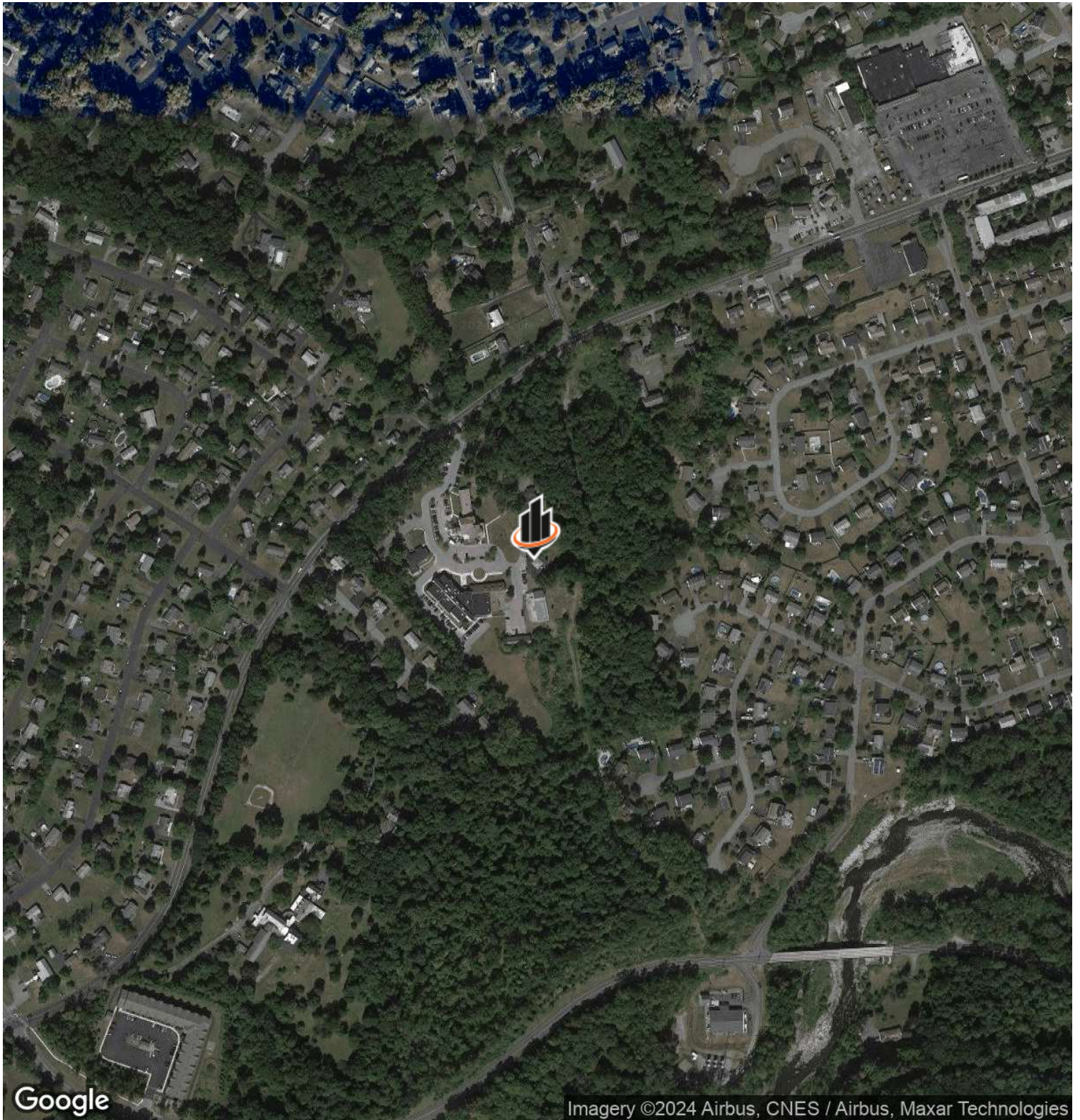
LOCATION MAP - NEW WINDSOR, ORANGE COUNTY, NY



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NEIGHBORHOOD MAP



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AERIAL VIEW OF THE 22 ACRES



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ADVISOR BIO 1



NILGUN FOLEY

Associate Advisor

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Direct: **845.339.9100 x12** | Cell: **845.332.5458**

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PROFESSIONAL BACKGROUND

Nilgun Foley joined SVN Deegan-Collins Commercial Realty in 2019. She has a strong background in finance and business development. Raised in Istanbul, Turkey, and college-educated in the U.S., Nilgun lived and worked in Istanbul, Boston, London and Frankfurt prior to returning to the tri-state area with her family. Her professional experience spans multinational corporations such as Bank of Boston and Lafarge S.A.; mid-size family owned service sector players such as Tuyap Inc.; and independent consultancy assignments for financial intermediaries and community banks in Connecticut and New York.

Nilgun started her commercial real-estate career in Stamford, CT and was with NAI Mertz in Southern NJ prior to joining SVN's Hudson Valley office. At SVN, she joined forces with SVN Hospitality Council to promote SVN's Hospitality Brokerage Group in the State of NY and beyond through the relationships she continues to forge with hoteliers, investors, lenders, and specialty brokers. Nilgun is highly adept at finding her bearings swiftly and relies on her wide-spectrum of experience in various business sectors in very different markets. She has a deep understanding of credit & financial analysis and is experienced in volatile markets. Nilgun's well-developed client engagement skills place her in an excellent position to deliver exceptional solutions locally and nationally.

EDUCATION

Skidmore College – B.A. in Economics, Phi Beta Kappa

SVN | Deegan-Collins Commercial Realty

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ADVISOR BIO 2



THOMAS COLLINS

Managing Director

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PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

MEMBERSHIPS

Commercial and Investment Real Estate Institute
New York Commercial Association of Realtors

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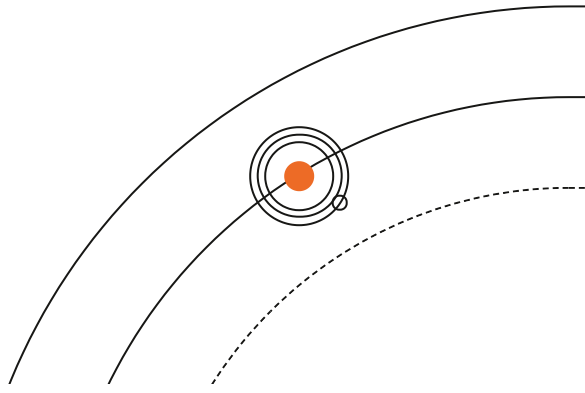
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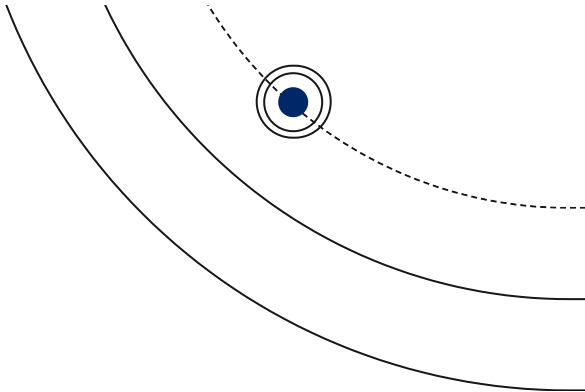
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SVN[®] benchmarks USA | 2023

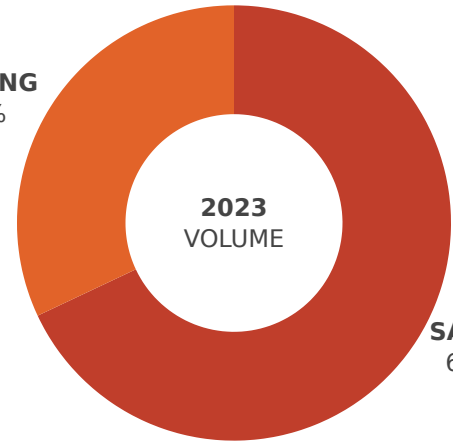


THE SVN[®] ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

LEASING
32%



SALES
68%

200+
OFFICE OWNERS

2,200
ADVISORS & STAFF

\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS

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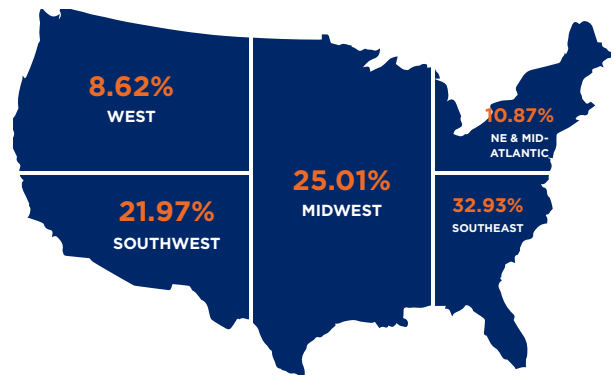


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SVN[®] benchmarks USA | 2023

TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

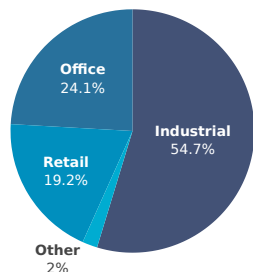
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail

PRODUCT TYPE

national distribution by product volume***

Leasing**

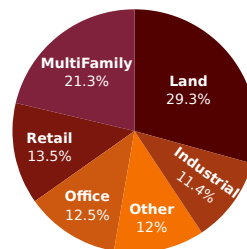


*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

Sales



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