

MULTIFAMILY FOR SALE

170-14 89TH AVE JAMAICA QUEENS NY

170-14 89TH AVENUE, QUEENS, NY 11432



FOR SALE

KW COMMERCIAL NEW YORK

760 White Plains Rd
Scarsdale, NY 10583



Each Office Independently Owned and Operated

PRESENTED BY:

PAUL MOULINS

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EXECUTIVE SUMMARY

170-14 89TH AVENUE



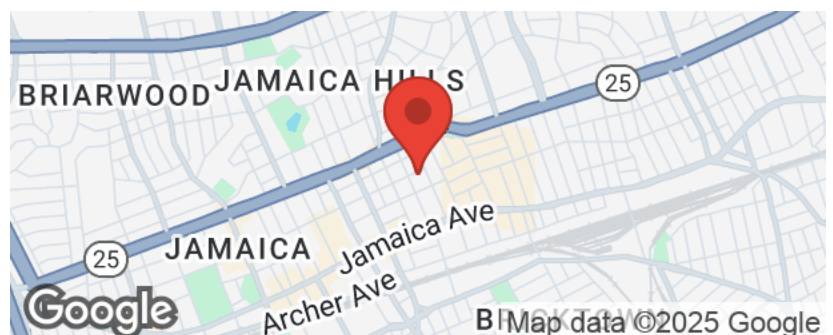
OFFERING SUMMARY

PRICE:	\$5,500,000.00
NUMBER OF UNITS:	10
BUILDING SF:	11,145
PRICE / SF:	\$493.50
NOI:	\$309,429.00
CAP RATE:	5.63
OCCUPANCY:	100%
LOT SIZE:	2,500 SF
YEAR BUILT:	2020
PARKING:	Street
ZONING:	R6A

PROPERTY OVERVIEW

Step into a turnkey investment property that blends contemporary construction with stable cash flow, nestled in a high-demand rental corridor. Built in 2021, this meticulously maintained multi-family building offers investors a rare combination of new build efficiency, desirable unit mix, and modern tenant amenities including washer & dryer in every unit.

- Construction Quality: Built to modern code standards with energy-efficient systems and minimal deferred maintenance.
- Lifestyle Amenities: Private balconies in 4 units offer premium outdoor living—especially the oversized balcony in the 2-bed, 2-bath unit.
- Appealing Mix: Thoughtfully curated layout includes a studio for single professionals, one-beds that cater to working couples, and a spacious two-bedroom suited for small families or longer-term tenants.
- Tenant Retention: New build condition supports higher tenant satisfaction, lower turnover, and strong lease renewals.
- Market Positioning: Located in a rapidly appreciating neighborhood with rising rental rates and strong occupancy demand.



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PRO FORMA SUMMARY

170-14 89TH AVENUE



Investment Summary

Price	\$5,500,000
Year Built	2020
Units	10
Price/Unit	\$550,000
RSF	11,145
Price/RSF	\$493.49
Lot Size	2,500 sf
Floors	5
Cap Rate	5.63%
GRM	17.42

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total
STUDIO	1	\$26,196	\$26,196
1 BR / 1BA	1	\$42,000	\$42,000
1 BR / 1BA	1	\$27,564	\$27,564
1 BR / 1BA W BALCONY	1	\$31,440	\$31,440
1 BR / 1BA	1	\$32,832	\$32,832
1 BR / 1BA W BALCONY	1	\$29,400	\$29,400
1 BR / 1BA	1	\$30,000	\$30,000
1 BR / 1BA W BALCONY	1	\$28,200	\$28,200
1 BR / 1BA	1	\$27,192	\$27,192
2 BR / 2 BA W BALCONY	1	\$40,920	\$40,920
Totals	10		\$315,744

Annualized Income

Description	Actual
Gross Potential Rent	\$315,744
- Less: Vacancy	\$0
Effective Gross Income	\$315,744
- Less: Expenses	(\$6,315)
Net Operating Income	\$309,429

Annualized Expenses

Description	Actual
Property Management Fee	\$6,315
Total Expenses	\$6,315
Expenses Per RSF	\$0.57
Expenses Per Unit	\$631

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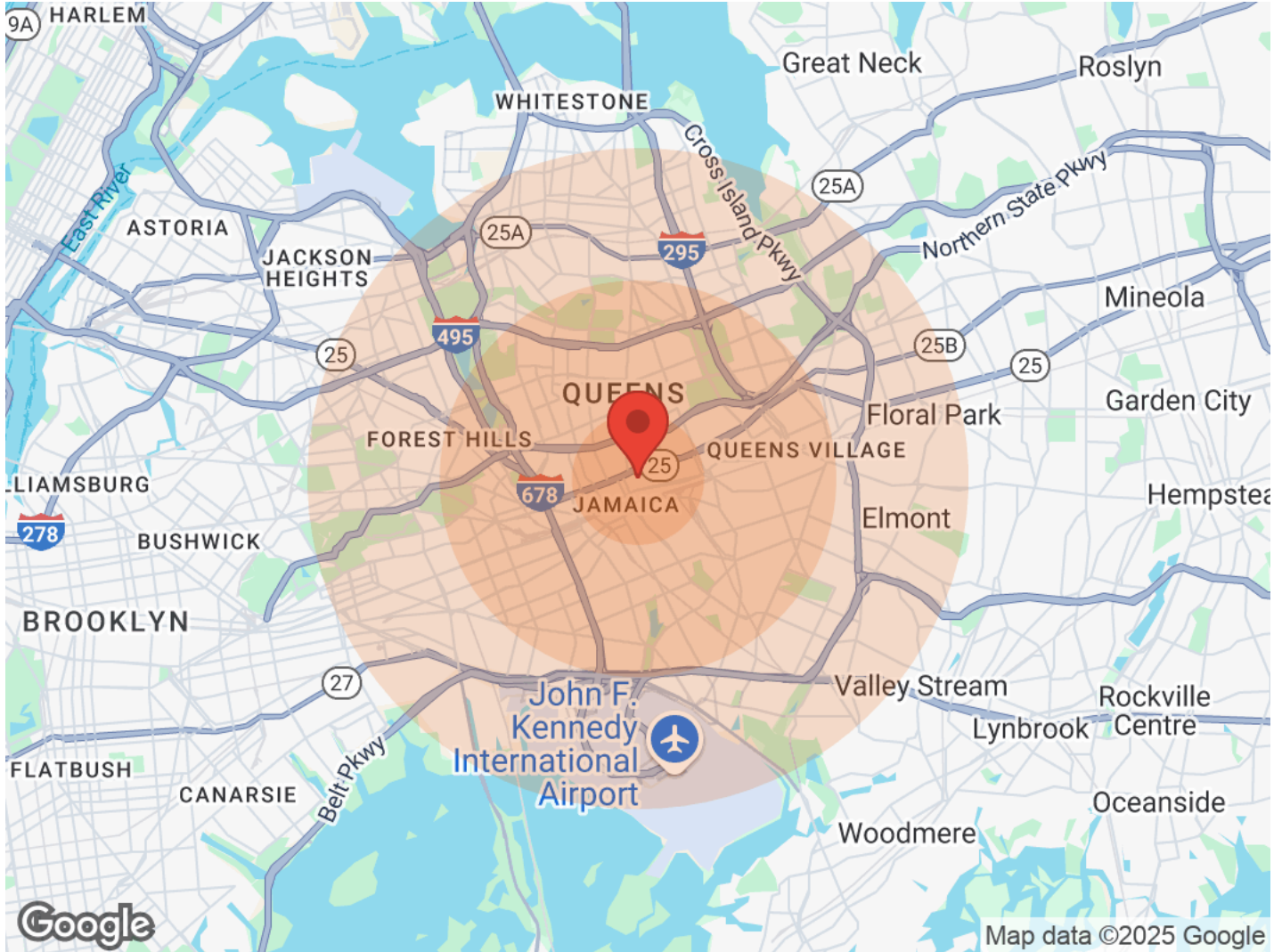
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DEMOGRAPHICS

170-14 89TH AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	44,508	308,135	761,945
Female	46,698	333,702	810,200
Total Population	91,206	641,837	1,572,145

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	16,819	116,734	278,121
Ages 15-24	11,480	79,582	185,272
Ages 25-54	39,572	266,609	655,710
Ages 55-64	10,578	78,020	196,866
Ages 65+	12,757	100,892	256,176

Race	1 Mile	3 Miles	5 Miles
White	16,141	159,543	515,102
Black	27,033	228,254	385,023
Am In/AK Nat	555	2,366	4,833
Hawaiian	21	114	239
Hispanic	26,320	132,066	410,992
Multi-Racial	42,208	219,822	549,806

Income	1 Mile	3 Miles	5 Miles
Median	\$47,183	\$62,429	\$62,375
< \$15,000	4,132	22,802	58,201
\$15,000-\$24,999	3,216	19,165	50,162
\$25,000-\$34,999	3,143	20,812	50,123
\$35,000-\$49,999	4,015	28,440	69,664
\$50,000-\$74,999	5,279	42,787	101,482
\$75,000-\$99,999	3,132	29,155	71,717
\$100,000-\$149,999	3,016	30,712	79,163
\$150,000-\$199,999	986	11,332	29,797
> \$200,000	591	7,612	19,375

Housing	1 Mile	3 Miles	5 Miles
Total Units	29,564	233,338	575,281
Occupied	27,477	219,384	541,413
Owner Occupied	9,551	111,764	271,633
Renter Occupied	17,926	107,620	269,780
Vacant	2,087	13,954	33,868

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