

2 BUILDING PACKAGE DEAL

 <p>38 years experience</p>	<p>SALES - LEASING - APPRAISALS Top 1% in USA. Over 2,600 Transactions Closed</p> <p>VICTOR WEINBERGER NICK PSOMOPOULOS</p> <p>917-806-7040 CELL 917-882-3230 718-429-4400 OFFICE 718-429-4400</p>	 <p>39 years experience</p>	<p>92-14 95th Ave, Ozone Park, NY, 11416</p> <p>LEGAL 5 FAMILY</p> <ul style="list-style-type: none"> *Totally renovated *Free Market Rents *5 Boilers *5 Water Tanks *Tenants Pay Utilities *Near Subway & Shops *Vacancies for users *Can be sold as a package deal with 92-16 95th Ave (Mixed-use 2 Family)
			

CLICK FOR VIDEO <https://youtu.be/qdFLrW1U-go> (Highlight and Open)

Price: \$1,4 million

 <p>38 years experience</p>	<p>SALES - LEASING - APPRAISALS Top 1% in USA. Over 2,600 Transactions Closed</p> <p>VICTOR WEINBERGER NICK PSOMOPOULOS</p> <p>917-806-7040 CELL 917-882-3230 718-429-4400 OFFICE 718-429-4400</p>	 <p>38 years experience</p>	<p>92-16 95th Ave, Ozone Park, NY, 11416</p> <p>2 Fam Mixed Use</p> <ul style="list-style-type: none"> *Recently renovated *Free Market Rents *3 Boilers *3 Water Tanks *Tenants Pay All Utilities *Near Subway *Near Shopping *Vacancies for users *Can be sold as a package deal with 92-14 95th Ave (Renovated 5 Family)
			

CLICK FOR VIDEO <https://youtu.be/qFqejZDont8> (Highlight and Open)

Price: \$1,4 million



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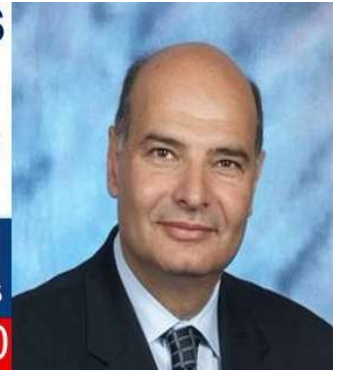


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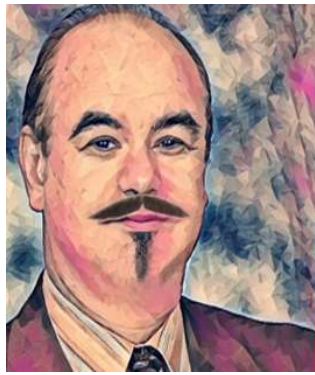
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OVERVIEW 92-14

Address Property address → 92-14 95th Ave Zip code 11416 Neighborhood Ozone Park Borough Queens Block & lot → 09032-0007		Building Building class → Five to Six Families (C2) Square feet 3,750 Building dimensions → 25 ft x 50 ft Buildings on lot 1 Stories 3 Roof height 37 ft Year built → 1931	
		Structure type Walk-up apartment Construction type C BLCK + brick Grade C Exterior wall None Exterior condition None	
Property Taxes Tax class 2A Property tax → \$12,745		Use Residential units (DOF) → 5 Residential sqft → 3,750 Average residential unit size → 750 Certificate(s) of occupancy	
Lot Lot sqft → 2,500 Lot dimensions → 25 ft x 100 ft Ground elevation 35 ft Corner lot No		Floor Area Ratio (FAR) Residential FAR 1.25 Facility FAR 2 FAR as built 1.50 Maximum usable floor area 3,125 Usable floor area as built 3,750 Unused FAR -625	
Zoning Zoning districts R5, C1-3 Zoning map 18a			



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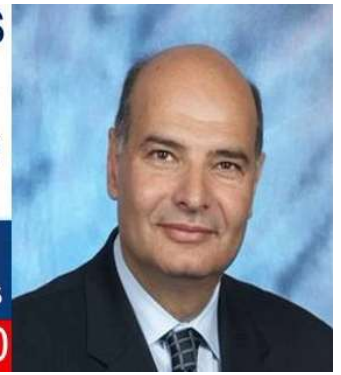


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OVERVIEW 92-16

Address		Building		
Property address	→ 92-16 95th Ave	Building class	→ Primarily Two Family with One Store or Office (S2)	
Zip code	11416	Square feet	→ 3,750	
Neighborhood	Ozone Park	Building dimensions	→ 25 ft x 50 ft	
Borough	Queens	Buildings on lot	1	
Block & lot	→ 09032-0008	Stories	3	
		Roof height	37 ft	
		Year built	1920	
		Proximity		→ 1-side abutted
		Structure type	→ 1-3 family residential	
		Construction type	Masonry	
Property Taxes		Grade	C	
Tax class	1	Use		
Property tax	→ \$8,579	Residential units (DOF)	2	
Lot		Residential sqft	→ 2,500	
Lot sqft	→ 2,500	Average residential unit size	→ 1,250	
Lot dimensions	→ 25 ft x 100 ft	Commercial units	1	
Ground elevation	34 ft	Retail sqft	1,250	
Corner lot	SW	Certificate(s) of occupancy		
Zoning		Floor Area Ratio (FAR)		
Zoning districts	R5, C1-3	Residential FAR	1.5	
Zoning map	18a	Facility FAR	2	
		FAR as built	1.50	
		Maximum usable floor area	3,750	
		Usable floor area as built	3,750	



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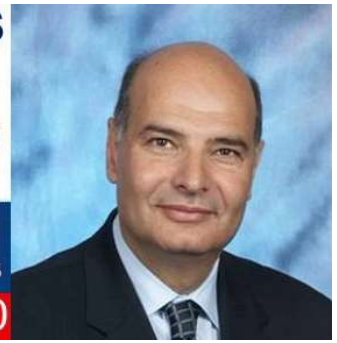
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Description: Excellent Ozone Park, Queens Two Building package deal for Sale.

Building 1) 92-14 95th Ave, Ozone Park, NY, 11416

Description: 5 Family Free Market Rents. Fully renovated; including 5 boilers and water tanks.

RE Tax: \$12,745

Property Video: <https://youtu.be/RDIY5jrWiJo>

Lot Size: 25 x 100.

Building Size 25 x 50.

Building Sq.Ft = 3,750

***1st Floor** 1,000 Sq.Ft Apartment available for users or can be rented at \$2,800 per month.

***2nd Floor:** Front 1 BR apartment. \$1,500 NL...Rear 1 BR apartment \$1,500 NL.

***3rd Floor:** Front 1 BR apartment. \$1,500 NL...Rear 1 BR apartment \$1,500 NL.

***Basement:** 1,000 Sq.Ft. is used for storage.

Building 2) 92-16 95th Ave, Ozone Park, NY, 11416

Description: Corner 2 Family Free Market Rents mixed use building featuring a 2,500 SF corner Store and Two 1,000 Sq.Ft renovated apartments.

RE. Tax: \$8,579

Property Video: <https://youtu.be/b4kkJnrFNzs>

***1st Floor:** 2,500 SF corner store used by a contractor. \$3,200. NL

***2nd Floor:** Vacant Renovated 1,000 Sq.Ft 5 room apartment

***3rd Floor:** 1,000 Sq.Ft 5 room apartment. \$2,025 NL. Tenant pays all utilities.

***Basement:** 1,000 SF Basement is used as storage

Income for both buildings is \$143,000 Net (5.1 Cap)

Income at market rents: \$190,000 (6.5)

Price: \$2.8 Million.

Can be sold separately for \$1.4 Million Each.



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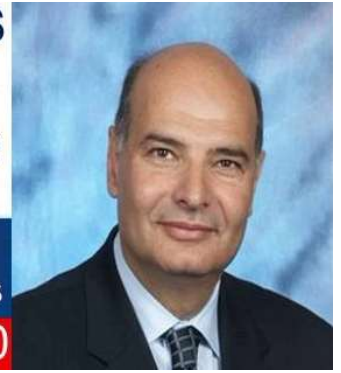
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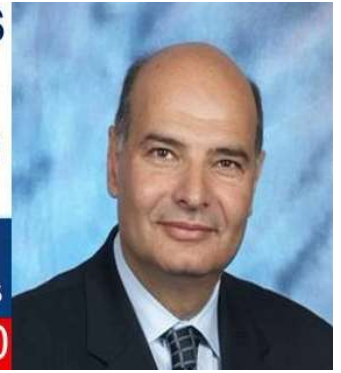
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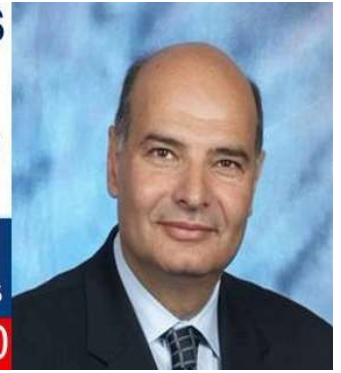
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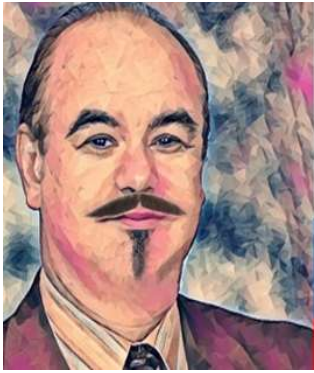


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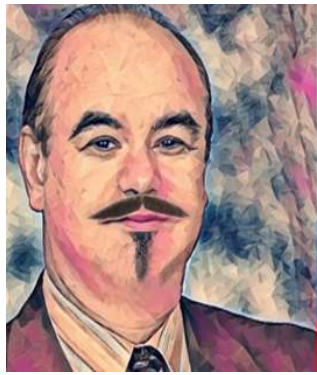


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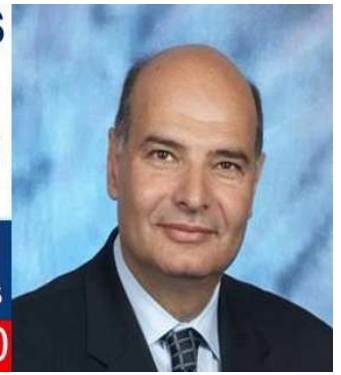
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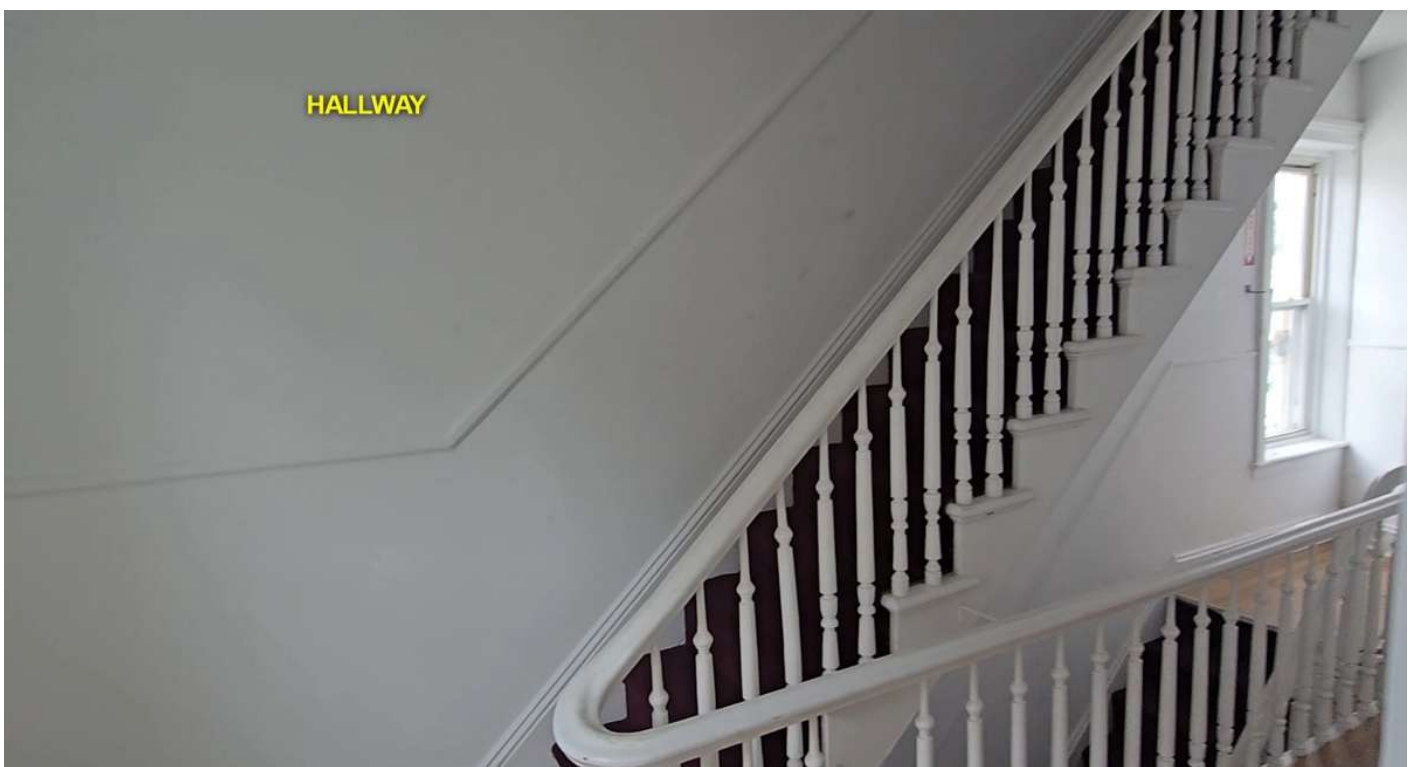
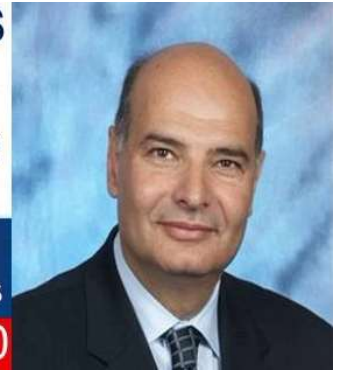


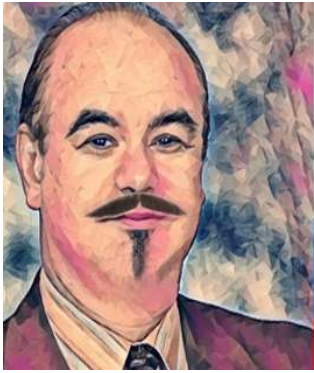
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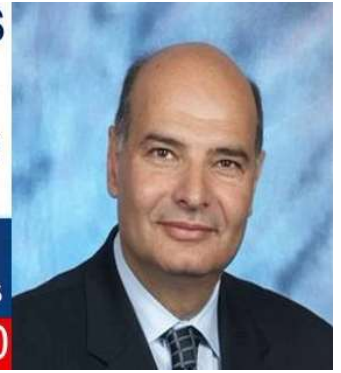


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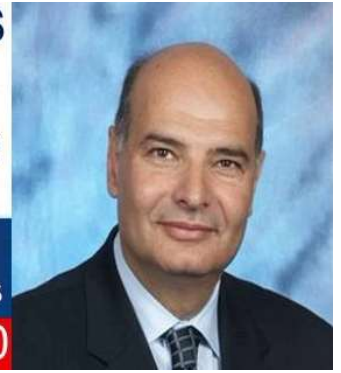


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Certificate of Occupancy

CO Number: 420013103F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A. Borough: Queens	Block Number: 09032	Certificate Type: Final
Address: 92-16 95TH AVENUE	Lot Number(s): 8	Effective Date: 04/22/2011
Building Identification Number (BIN): 4187563	Building Type: Altered	Expiration Date: 11/17/2019

This building is subject to this Building Code: Prior to 1968 Code

For zoning lot metes & bounds, please see BISWeb.

B. Construction classification: 4	(Prior to 1968 Code designation)
Building Occupancy Group classification: R-3	(2008 Code)
Multiple Dwelling Law Classification: None	
No. of stories: 3	Height in feet: 22
	No. of dwelling units: 2

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
Board of Standards and Appeals - Recording Info: 440-59-BZ

Borough Comments: None



Certificate of Occupancy

CO Number: 420013103F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	F-2		2, 6	BOILER ROOM & ACCESSORY USES
001	001 42	120	M S-2		6	RETAIL STORE & ACCESSORY STORAGE
002	002	40	R-3	1	2	DWELLING UNIT
003	003	40	R-3	1	2	DWELLING UNIT

IN ACCORDANCE WITH BOARD OF STANDARDS AND APPEALS RESOLUTION CALENDER#215-0 9 BZ-NOTE: THIS PERMIT SHALL BE FOR A TERM OF TEN YEARS TO EXPIRE ON NOVEMBER 17,2019 AND THE HOURS OF OPERATION SHALL BE LIMITED TO 6:00AM TO 10:00PM DAILY

END OF SECTION

DEPARTMENT OF BUILDINGS
BOROUGH OF BRONX, THE CITY OF NEW YORK

No. 137289

Date 10/21/63

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181D to C-26-187D inclusive Administrative Code 2131, to 2137, (Building Code.)

This certificate supersedes C. O. No. _____

The owner or owners of the building or premises:

THIS CERTIFIES that the new altered existing building premises located at 99th Ave., in 25.0' W/O 93rd St.

Block 902 Lot 7

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that any provisions of Section 646 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No. Alt. 250

Construction classification Frame

Occupancy classification Res.

Height 3 stories, 30 feet.

Date of completion 9/22/63

Located in Res. Use District.

Area 1 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Circle the number to be last of two)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Bas	On gr.				Storage & Heller room
	40			1	Multiple Dwelling "A"
	40			2	Multiple Dwelling "A"
	40			2	Multiple Dwelling "A"

THIS CERTIFICATE SHALL ALSO BE CONSIDERED A CERTIFICATE OF COMPLIANCE OR COMPLIANT UNDER SECTION 201 OF THE MULTIPLE DWELLING LAW.



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