

An aerial photograph of New York City, showing the dense urban landscape of Queens and the Manhattan skyline in the background. The image is dominated by a vast array of buildings, from low-rise residential structures to high-rise commercial towers. A major highway with heavy traffic is visible on the left side. The sky is blue with scattered white clouds. A large, thin-lined rectangular box is superimposed over the upper portion of the image, containing the title text.

# THE BROOKLYN QUEENS PORTFOLIO



**MERIDIAN**  
INVESTMENT SALES

# THE BROOKLYN QUEENS PORTFOLIO

BROOKLYN & QUEENS, NEW YORK

## PORTFOLIO SUMMARY

ADDRESS	NEIGHBORHOOD	TAX CLASS	SF	RES. UNITS	COMM. UNITS	TOTAL UNITS	GROSS ANNUAL INCOME	EXPENSES	NOI
461 Dekalb Avenue	Clinton Hill	2B	9,352	6	2	8	\$300,400	\$71,920	\$228,480
32-38 48th Street	Astoria	2A	5,508	6	0	6	\$186,750	\$57,690	\$129,060
36-05 Vernon Boulevard	Astoria	2B	10,500	8	0	8	\$221,527	\$55,610	\$165,917
5-16 47th Road	Long Island City	2B	6,600	8	0	8	\$183,427	\$54,770	\$128,657
<b>TOTAL/AVERAGE:</b>			<b>31,960</b>	<b>28</b>	<b>2</b>	<b>30</b>	<b>\$892,104</b>	<b>\$239,990</b>	<b>\$652,114</b>

## UNIT STATUS SUMMARY

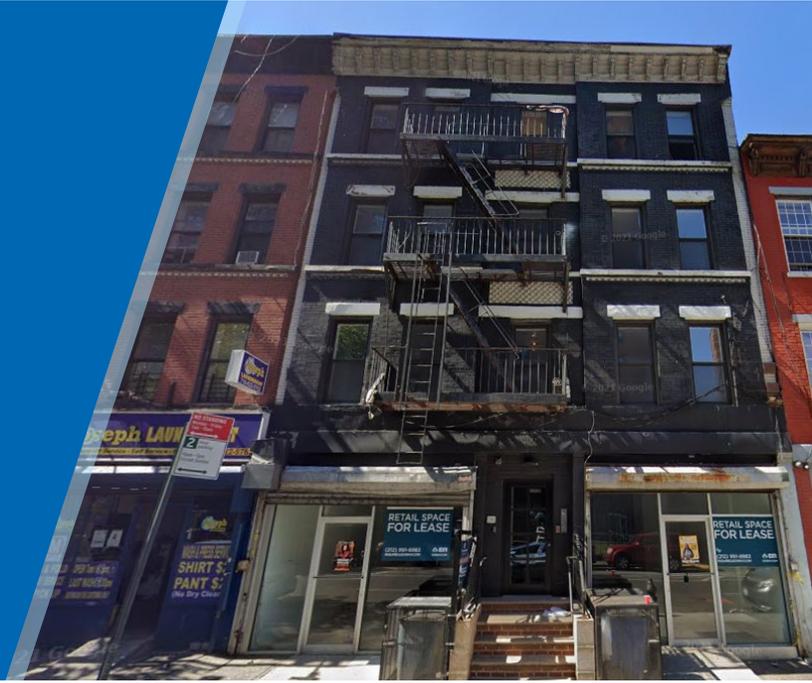
ADDRESS	TOTAL UNITS	FM UNITS	RS UNITS	COMMERCIAL UNITS
461 Dekalb Avenue	8	6	0	2
32-38 48th Street	6	6	0	0
36-05 Vernon Boulevard	8	5	3	0
5-16 47th Road	8	3	5	0
<b>TOTAL/AVERAGE:</b>	<b>30</b>	<b>20</b>	<b>8</b>	<b>2</b>

# 461 DEKALB AVENUE

CLINTON HILL, BROOKLYN

ASKING PRICE:

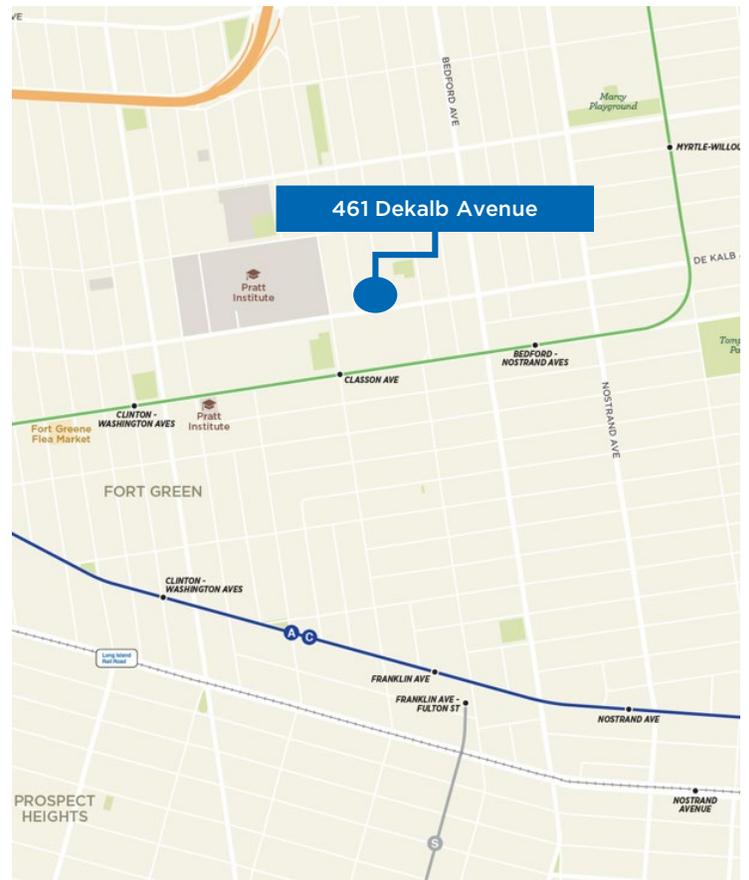
## SUBMIT OFFERS



### PROPERTY INFORMATION

ADDRESS	461 Dekalb Avenue
BOROUGH	Brooklyn
NEIGHBORHOOD	Clinton Hill
DESCRIPTION	Mixed-Use Walk-Up
BLOCK / LOT	1925 / 58
CROSS STREETS	Kent Avenue & Taeffe Place
YEAR COMPLETED	1960
LOT DIMENSIONS	33.50' x 93.00'
LOT AREA (SF)	3,116 SF
AS BUILT DIMENSIONS	33.33' x 70.00'
GROSS SF	9,352 SF
STORIES	4
RESIDENTIAL UNITS	6
COMMERCIAL UNITS	2
ZONING	R7A / C2-4
MAX FAR	4.00
TOTAL BUILDABLE	12,464 SF
AVAILABLE AIR RIGHTS	3,112 SF

### LOCATION OVERVIEW



### REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$268,330
2024/2025 TENTATIVE TAXES	\$33,547

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 **MERIDIAN**  
INVESTMENT SALES

# 461 DEKALB AVENUE

CLINTON HILL, BROOKLYN

## RENT ROLL

UNIT	LAYOUT	STATUS	NET SF	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1R	4BR/2BA	FM	1,200	\$4,000		\$4,000	\$48,000	1/31/2024
2L	4BR/2BA	FM	1,200	\$3,500	(\$292)	\$3,208	\$38,500	7/31/2023
3R	4BR/2BA	FM	1,200	\$3,200		\$3,200	\$38,400	7/31/2022
4L	4BR/2BA	FM	1,200	\$3,500	(\$292)	\$3,208	\$38,500	7/31/2023
5R	4BR/2BA	FM	1,200	\$3,500	(\$292)	\$3,208	\$38,500	8/31/2023
6L	4BR/2BA	FM	1,200	\$3,500	(\$292)	\$3,208	\$38,500	8/31/2023
COMM A		-		\$2,500		\$2,500	\$30,000	Vacant
COMM B		-		\$2,500		\$2,500	\$30,000	Vacant
<b>Total</b>				<b>\$26,200</b>		<b>\$25,033</b>	<b>\$300,400</b>	

## INCOME & EXPENSE SUMMARY

### INCOME

MONTHLY INCOME \$25,033

**ANNUAL GROSS INCOME \$300,400**

### EXPENSES

REAL ESTATE TAXES (2024 / 2025) \$33,550

WATER/SEWER \$5,550

GAS \$6,000

INSURANCE \$3,900

ELECTRIC \$2,400

PAYROLL \$2,500

MANAGEMENT/VACANCY 3% \$9,010

REPAIRS/MAINTENANCE 3% \$9,010

**TOTAL EXPENSES \$71,920**

**NET OPERATING INCOME \$228,480**

# 32-38 48<sup>TH</sup> STREET

ASTORIA, QUEENS

ASKING PRICE:  
**SUBMIT OFFERS**



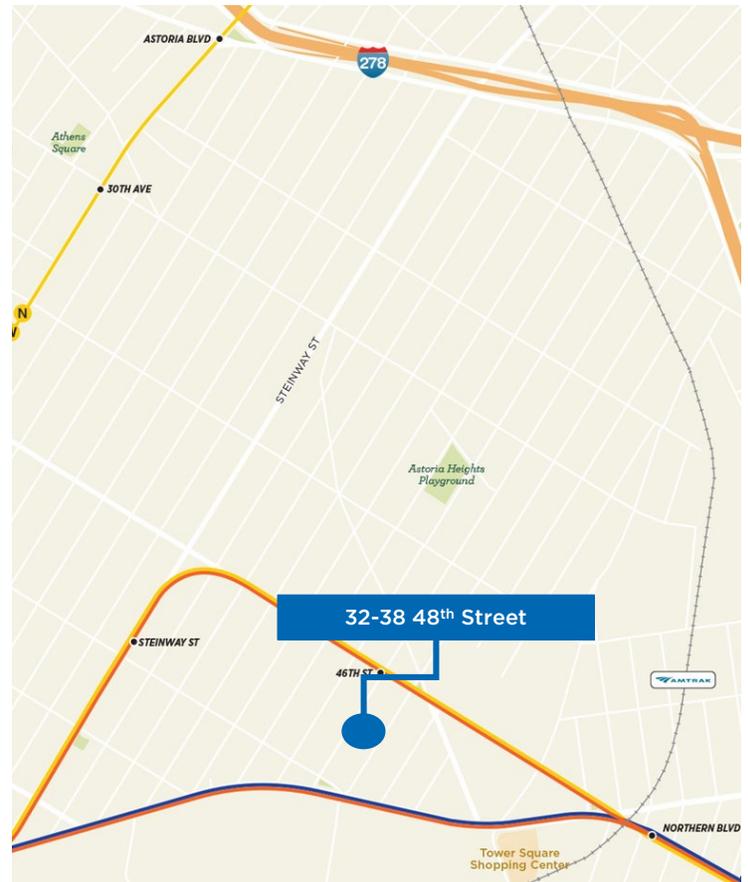
## PROPERTY INFORMATION

ADDRESS	32-38 48th Street
BOROUGH	Queens
NEIGHBORHOOD	Astoria
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	723 / 54
CROSS STREETS	Broadway & 34th Avenue
YEAR COMPLETED	1928
LOT DIMENSIONS	27.00' x 100.00'
LOT AREA (SF)	2,700 SF
AS BUILT DIMENSIONS	27.00' x 68.50'
GROSS SF	5,508 SF
STORIES	3
RESIDENTIAL UNITS	6
ZONING	R5
MAX FAR	1.25
TOTAL BUILDABLE	3,375 SF
AVAILABLE AIR RIGHTS	Overbuilt

## REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2A
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$227,520
2024/2025 TENTATIVE TAXES	\$28,445

## LOCATION OVERVIEW



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# 32-38 48<sup>TH</sup> STREET

ASTORIA, QUEENS

## RENT ROLL

UNIT	LAYOUT	STATUS	NET SF	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/1BA	FM	750	\$2,750	(\$229)	\$2,521	\$30,250	8/31/2023
1R	2BR/1BA	FM	750	\$2,800		\$2,800	\$33,600	5/31/2021
2L	2BR/1BA	FM	750	\$2,800		\$2,800	\$33,600	6/30/2023
2R	2BR/1BA	FM	750	\$2,750	(\$229)	\$2,521	\$30,250	8/31/2023
3L	2BR/1BA	FM	750	\$2,400		\$2,400	\$28,800	8/20/2022
3R	2BR/1BA	FM	750	\$2,750	(\$229)	\$2,521	\$30,250	8/31/2023
<b>Total</b>				<b>\$16,250</b>		<b>\$15,563</b>	<b>\$186,750</b>	

## INCOME & EXPENSE SUMMARY

### INCOME

MONTHLY INCOME	\$15,563
<b>ANNUAL GROSS INCOME</b>	<b>\$186,750</b>

### EXPENSES

REAL ESTATE TAXES (2024 / 2025)	\$28,440	
WATER/SEWER	\$5,550	
GAS	\$6,000	
INSURANCE	\$3,000	
ELECTRIC	\$1,500	
PAYROLL	\$2,000	
MANAGEMENT/VACANCY	3%	\$5,600
REPAIRS/MAINTENANCE	3%	\$5,600
<b>TOTAL EXPENSES</b>		<b>\$57,690</b>

<b>NET OPERATING INCOME</b>	<b>\$129,060</b>
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# 36-05 VERNON BOULEVARD

ASTORIA QUEENS

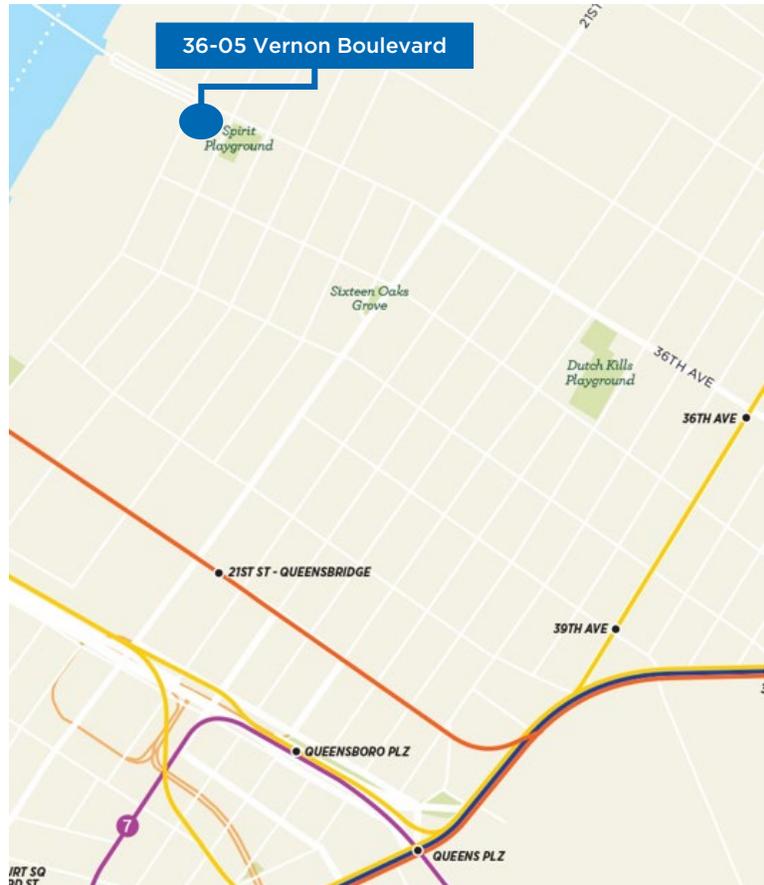
ASKING PRICE:  
**SUBMIT OFFERS**



## PROPERTY INFORMATION

ADDRESS	36-05 Vernon Boulevard
BOROUGH	Queens
NEIGHBORHOOD	Astoria
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	355 / 17
CROSS STREETS	36th & 37th Avenues
YEAR COMPLETED	1931
LOT DIMENSIONS	35.00' x 100.08'
LOT AREA (SF)	3,503 SF
AS BUILT DIMENSIONS	35.00' x 75.00'
GROSS SF	10,500 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	M1-1
MAX FAR	1.00
TOTAL BUILDABLE	3,503 SF
AVAILABLE AIR RIGHTS	Overbuilt

## LOCATION OVERVIEW



## REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$130,459
2024/2025 TENTATIVE TAXES	\$16,310

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 **MERIDIAN**  
INVESTMENT SALES

# 36-05 VERNON BOULEVARD

ASTORIA QUEENS

## RENT ROLL

UNIT	LAYOUT	STATUS	NET SF	LEGAL RENT	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	3BR/1BA	FM	1,200		\$2,800		\$2,800	\$33,600	10/31/2023
1R	3BR/1BA	RS	1,200	\$1,271	\$1,271		\$1,271	\$15,253	7/31/2024
2L	3BR/1BA	FM	1,200		\$2,600		\$2,600	\$31,200	9/30/2022
2R	3BR/1BA	RS	1,200	\$2,526	\$2,526		\$2,526	\$30,317	5/31/2023
3L	3BR/1BA	FM	1,200		\$2,906		\$2,906	\$34,872	6/30/2023
3R	3BR/1BA	FM	1,200		\$2,900	(\$483)	\$2,417	\$29,000	6/30/2023
4L	3BR/1BA	FM	1,200		\$2,850		\$2,850	\$34,200	9/30/2024
4R	3BR/1BA	RS	1,200	\$1,107	\$1,090		\$1,090	\$13,085	7/31/2023
<b>Total</b>					<b>\$18,944</b>		<b>\$18,461</b>	<b>\$221,527</b>	

## INCOME & EXPENSE SUMMARY

### INCOME

MONTHLY INCOME	\$18,461
<b>ANNUAL GROSS INCOME</b>	<b>\$221,527</b>

### EXPENSES

REAL ESTATE TAXES (2024 / 2025)	\$16,310	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$5,200	
ELECTRIC	\$2,400	
PAYROLL	\$3,000	
MANAGEMENT/VACANCY	3%	\$6,650
REPAIRS/MAINTENANCE	3%	\$6,650
<b>TOTAL EXPENSES</b>		<b>\$55,610</b>

<b>NET OPERATING INCOME</b>	<b>\$165,917</b>
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# 5-16 47<sup>TH</sup> ROAD

LONG ISLAND CITY, QUEENS

ASKING PRICE:

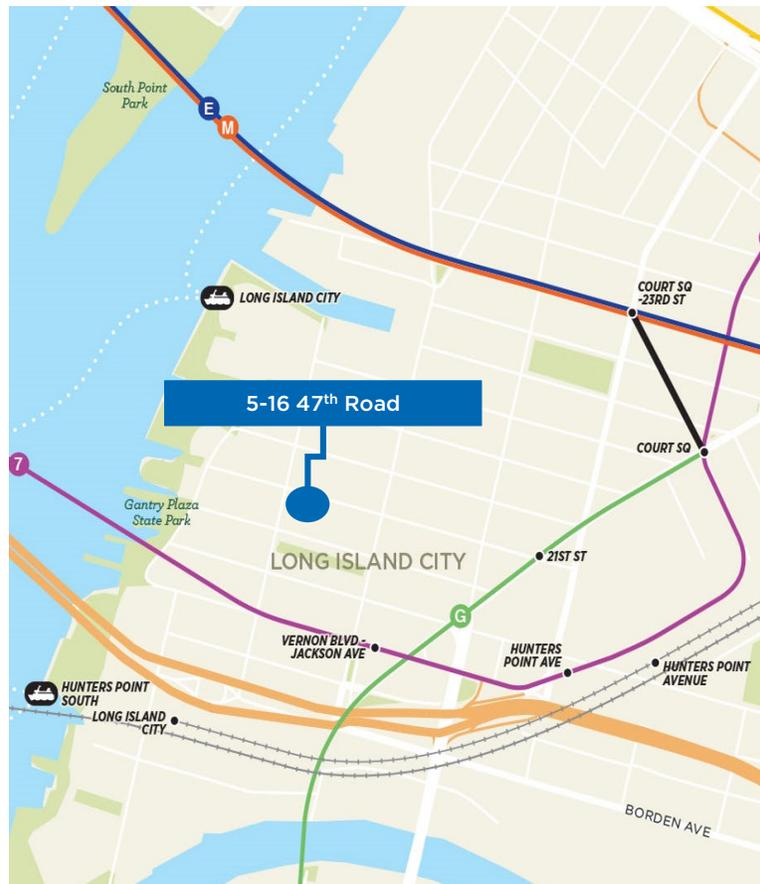
## SUBMIT OFFERS



### PROPERTY INFORMATION

ADDRESS	5-16 47th Road
BOROUGH	Queens
NEIGHBORHOOD	Long Island City
DESCRIPTION	Multi-Family Walk-Up
BLOCK / LOT	30 / 31
CROSS STREETS	Vernon Blvd & 5th Street
YEAR COMPLETED	1931
LOT DIMENSIONS	30.00' x 100.00'
LOT AREA (SF)	3,000 SF
AS BUILT DIMENSIONS	30.00' x 55.00'
GROSS SF	6,600 SF
STORIES	4
RESIDENTIAL UNITS	8
ZONING	M1-4 / R6B
MAX FAR	2.00
TOTAL BUILDABLE	6,000 SF
AVAILABLE AIR RIGHTS	Overbuilt

### LOCATION OVERVIEW



### REAL ESTATE TAX SUMMARY

EXEMPTIONS OR ABATEMENTS	None
TAX CLASS	2B
TAX RATE	12.502%
2024/2025 TENTATIVE AV	\$154,926
2024/2025 TENTATIVE TAXES	\$19,369

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 **MERIDIAN**  
INVESTMENT SALES

# 5-16 47<sup>TH</sup> ROAD

LONG ISLAND CITY, QUEENS

## RENT ROLL

UNIT	LAYOUT	STATUS	NET SF	LEGAL RENT	GROSS RENT	CONCESSIONS	NET RENT	ANNUAL RENT	LXP
1L	2BR/1BA	FM	750		\$2,754		\$2,754	\$33,048	5/31/2023
1R	2BR/1BA	RS	750	\$1,312	\$1,312		\$1,312	\$15,740	6/30/2024
2L	2BR/1BA	FM	750		\$2,850	(\$244)	\$2,606	\$31,272	7/31/2024
2R	2BR/1BA	RS	750	\$1,979	\$1,979		\$1,979	\$23,747	8/31/2023
3L	2BR/1BA	FM	750		\$2,750	(\$229)	\$2,521	\$30,250	10/31/2023
3R	2BR/1BA	RS	750	\$1,778	\$1,722		\$1,722	\$20,659	1/31/2024
4L	2BR/1BA	RS	750	\$1,168	\$1,168		\$1,168	\$14,021	4/30/2023
4R	2BR/1BA	RS	750	\$1,364	\$1,364	(\$140)	\$1,224	\$14,689	2/28/2023
<b>Total</b>					<b>\$15,899</b>		<b>\$15,286</b>	<b>\$183,427</b>	

## INCOME & EXPENSE SUMMARY

### INCOME

MONTHLY INCOME	\$15,286
<b>ANNUAL GROSS INCOME</b>	<b>\$183,427</b>

### EXPENSES

REAL ESTATE TAXES (2024 / 2025)	\$19,370	
WATER/SEWER	\$7,400	
GAS	\$8,000	
INSURANCE	\$4,000	
ELECTRIC	\$2,000	
PAYROLL	\$3,000	
MANAGEMENT/VACANCY	3%	\$5,500
REPAIRS/MAINTENANCE	3%	\$5,500
<b>TOTAL EXPENSES</b>		<b>\$54,770</b>

<b>NET OPERATING INCOME</b>	<b>\$128,657</b>
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# THE BROOKLYN QUEENS PORTFOLIO

## BROOKLYN & QUEENS, NEW YORK

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