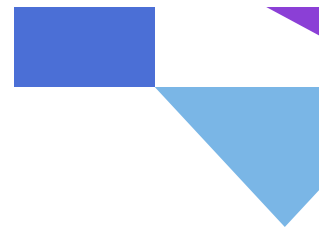




RJM REALTY EMPIRE



134, 138, 140 & 142 Monahan Avenue
Staten Island, NY 10314

Investment Opportunity

2 FM – Semi-Attached Homes Sold in Package for \$3.2 Million

Rare opportunity to acquire a package of four R3-2 semi-attached two-family residences on Monahan Avenue in Staten Island. Each property has an estimated individual value of approximately **\$800,000**, with a total package price of **\$3,200,000**.



Investment Highlights

- ◆ Four individually deeded semi-attached two-family homes
- ◆ Available as a package or individually
- ◆ Currently tenant-occupied, providing immediate income
- ◆ Mix of short-term leases and month-to-month tenancies, offering flexibility for repositioning
- ◆ Significant upside potential through future rent increases as leases expire
- ◆ Excellent opportunity for investors seeking stable cash flow with long-term appreciation potential

Whether you're looking to expand your portfolio with a turnkey income-producing asset or acquire individual properties, this offering provides flexibility and strong value in the Staten Island multifamily market.

PACKAGE PRICE

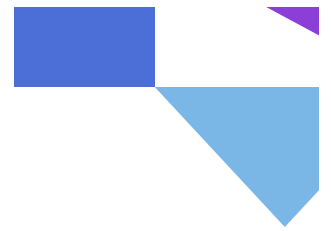
\$3,200,000

PER PROPERTY (EST.)

\$800,000



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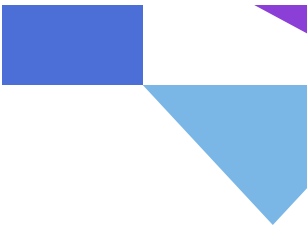


Property Overview



142 Monahan Avenue front entrance · Street view of the semi-attached duplex pairs

The Monahan Avenue portfolio consists of two semi-attached duplex buildings, each housing two individually deeded two-family homes (134/138 and 140/142). All four properties share the same R3-1 zoning, lot dimensions, and overall build quality, providing a cohesive, turnkey package for investors.



134, 138, 140 & 142 Monahan Avenue
Staten Island, NY 10314

1 134 Monahan Avenue, Staten Island, NY

A well-maintained two-story residential income property situated on a 2,500-square-foot lot in the heart of Staten Island. Built in 1996, the property benefits from a convenient location, long-term occupancy history, and strong neighborhood demand.

Property Specifications

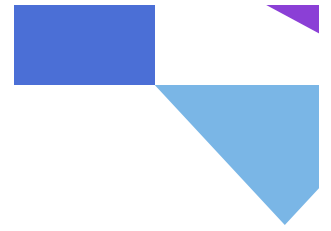
- Building Area: 1,640 SF
- Building Dimensions: 18' x 40'
- Stories: Two (2)
- Year Built: 1996
- Lot Area: 2,500 SF
- Zoning: R3-1 Residential District
- Full Ground Level / Basement 16' x 40'

Property Highlights

- 2,500 SF lot
- 25' x 100' lot dimensions
- Two-story building
- R3-1 zoning
- One- and two-family residential use
- Located within the Lower Density Growth Management Area
- Stable tenant occupancy history



Front porch & entrance (Unit 134) · Rear yard mechanical area



**134, 138, 140 & 142 Monahan Avenue
Staten Island, NY 10314**

2

138 Monahan Avenue, Staten Island, NY

This two-story residential property offers approximately 1,600 square feet of interior space on a 2,500-square-foot lot. The property has provided reliable occupancy and consistent income potential in a desirable Staten Island location.

Property Highlights

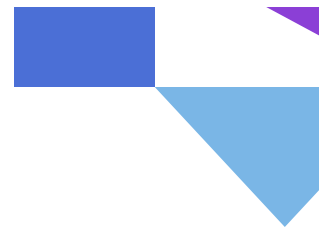
- Approx. 1,600 SF building
- 2 residential units
- Two-story construction
- Built in 1994
- 25' x 100' lot dimensions
- R3-1 zoning district
- Convenient access to transportation and local amenities
- Full Ground Level / Basement 16' x 40'

Property Specifications

- 1,600 SF Two-Family Residential Building
- Two Stories
- 18' x 40' Building Footprint
- Built in 1994
- Building Class B9
- One Building on Site



Rear staircase & balcony (Unit 138A) · Side driveway · Rear mechanical / gas meters



134, 138, 140 & 142 Monahan Avenue
Staten Island, NY 10314

3

140 Monahan Avenue, Staten Island, NY

Located within a well-established residential corridor, this two-unit property contains approximately 1,600 square feet and benefits from long-term tenancy and excellent accessibility throughout Staten Island.

Property Highlights

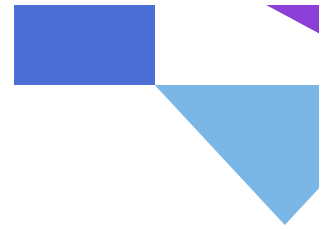
- Approx. 1,600 SF building
- 2 residential units
- Two-story construction
- Built in 1994
- 2,500 SF lot
- R3-1 zoning
- Strong rental demand location
- Full Ground Level / Basement 16' x 40'

Property Specifications

- Building Area: 1,600 SF
- Building Dimensions: 18' x 40'
- Stories: 2
- Year Built: 1994
- Building Class: B9 – Two-Family Dwelling
- Buildings on Site: 1



Rear exterior view · Rear yard mechanical area



**134, 138, 140 & 142 Monahan Avenue
Staten Island, NY 10314**

4

142 Monahan Avenue, Staten Island, NY

A two-story residential income-producing property situated on a 2,500-square-foot lot. The property is part of a four-building portfolio that offers investors stable occupancy with future rental upside.

Property Highlights

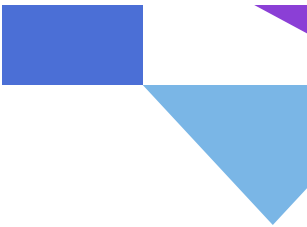
- Approx. 1,600 SF building
- 2 residential units
- Built in 1994
- 25' frontage x 100' depth
- R3-1 zoning district
- Long-term tenant history
- Desirable Staten Island location
- Full Ground Level / Basement 16' x 40'

Property Specifications

- Two-family home (B9)
- Built: 1994
- Size: ~1,600 sq ft (18' x 40')
- 2 floors, 2 buildings
- Neighborhood: New Springville
- Block/Lot: 2373-63



Representative photos of the semi-attached Monahan Avenue building line



134, 138, 140 & 142 Monahan Avenue
Staten Island, NY 10314

5 Financial Snapshot

Monthly Income \$15,150 / month Year Total +/- \$181,800	Expenses • Taxes: \$28,400 • Insurance: \$7,900 • Maintenance (grass): \$5,000 • Grass/Snow (snow): \$1,000 • PLP Gas (140): \$480 • PLP Electric (140): \$720 • PLP Electric (138): \$675 Total Expenses: \$43,775	NOI Calculation Year Total Income: \$181,800 Less Expenses: \$43,775 NOI: \$138,025
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All information subject to verification.

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Melsa Skrapalliu

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