



90-11 130TH STREET
RICHMOND HILL, NY 11418



VISION REAL ESTATE NY
LLC

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Hicksville, NY 11801
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CREbuilder

PROPERTY SUMMARY

| | |
|----------------|----------------------|
| Offering Price | \$1,799,000.00 |
| Building SqFt | 5,000 SqFt |
| Year Built | 1990 |
| Lot Size (SF) | 2,500.00 SqFt |
| Parcel ID | 09358-0004 |
| Zoning Type | INDUSTRIAL |
| County | Queens |
| Frontage | 25.00 Ft |
| Coordinates | 40.698579,-73.820245 |

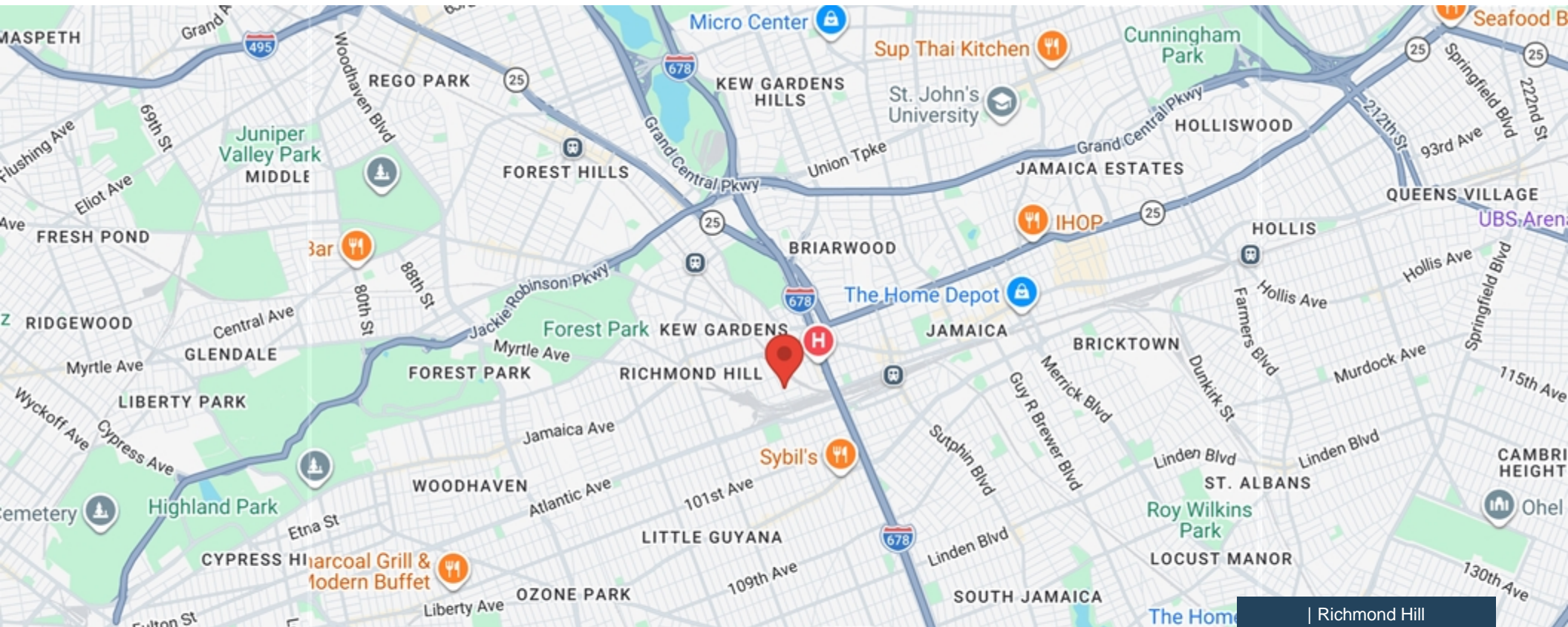
INVESTMENT SUMMARY

90-11 130th Street, Richmond Hill, Ny 11418 in Richmond Hill, NY, offers customizable industrial space with a strategic location less than 5 miles from JFK Airport and mins from major highways . The property consists of approximately 5,000 rentable square feet buildings and a sizable outside storage area. While the proximity to Major Highways assists in providing easy access to a large workforce and all that the area has to offer, the property's location also lends well to convenient distribution options.



INVESTMENT HIGHLIGHTS

- The buildout consists of numerous offices, a nice entry area, a large showroom and restrooms.
- The property has been improved with freestanding warehouses for a combined total of 5,000 square feet of rentable building area. Building has its own paved and fenced yard area, its own entrance and is separately metered for electricity.
- The buildout consists of numerous offices, a nice entry area, a large showroom and restrooms.
- The property consists of 5,000 sq.ft. of gross leasable space featuring renovated offices and Warehouse





3 MILE RADIUS



POPULATION
736,193



DAYTIME POPULATION
600,339



HOUSEHOLDS
252,843



AVG. HOUSEHOLD INCOME
\$ 114,235

RENT ROLL

| UNIT TYPE | # OF UNITS | AVG SIZE (SF) | ANNUAL RENT / SF | ANNUAL BASE RENT | TOTAL ANNUAL RENT |
|-----------|----------------|---------------|------------------|------------------|-------------------|
| warehouse | 1 | 2,500 | \$25.00 | \$62,500.00 | \$62,500.00 |
| office | 2nd | 2,500 | \$18.00 | \$45,000.00 | \$45,000.00 |
| | Total Occupied | 7500 | | \$107,500.00 | \$152,500.00 |
| | TOTAL | 7500 | | \$107,500.00 | \$107,500.00 |

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

| | |
|-------------------|----------------|
| PRICING | \$1,799,000.00 |
| PRICE PSF | \$359.80 |
| IN PLACE NOI | \$107,500.00 |
| IN PLACE CAP RATE | 5.98% |
| YEAR 1 NOI | \$69,057.00 |
| YEAR 1 CAP RATE | 3.84% |

GENERAL INFORMATION

| | |
|---------------------|------------|
| ANALYSIS PERIOD | 1 |
| ANALYSIS START DATE | 02/01/2026 |

EXPENSE BREAKDOWN

| | |
|------------------------|-------------|
| GENERAL EXPENSES | |
| MISC | \$7,200.00 |
| TOTAL GENERAL EXPENSES | \$7,200.00 |
| PROPERTY INSURANCE | \$5,000.00 |
| PROPERTY TAX | \$26,243.00 |
| TOTAL EXPENSES | \$38,443.00 |

CREbuild

CASH FLOW PROJECTIONS

| | IN PLACE | YEAR 1 |
|--------------------------------|--------------|--------------|
| POTENTIAL GROSS REVENUE | | |
| BASE RENTAL REVENUE | \$107,500.00 | \$107,500.00 |
| SCHEDULED BASE RENTAL REVENUE | \$107,500.00 | \$107,500.00 |
| TOTAL POTENTIAL GROSS REVENUE | \$107,500.00 | \$107,500.00 |
| EFFECTIVE GROSS REVENUE | \$107,500.00 | \$107,500.00 |
| OPERATING EXPENSES | | |
| PROPERTY TAX | \$26,243.00 | \$26,243.00 |
| INSURANCE | \$5,000.00 | \$5,000.00 |
| GENERAL EXPENSES | \$7,200.00 | \$7,200.00 |
| TOTAL OPERATING EXPENSES | \$38,443.00 | \$38,443.00 |
| NET OPERATING INCOME | \$107,500.00 | \$69,057.00 |
| CAP RATE | 5.98% | 3.84% |

proj

SALES COMPARABLES

134-02 91st ave
Richmond hill, New York 11418

104-16 101 street
ozone park, New York 11416

747 liberty ave
east new york, New York 11208

| | |
|-------|----------------|
| PRICE | \$1,075,000.00 |
|-------|----------------|

| | |
|-----------|------------|
| SALE DATE | 03/03/2025 |
|-----------|------------|

| | |
|---------------|------------|
| BUILDING SIZE | 5,074 SQFT |
|---------------|------------|

| | |
|----------|------------|
| LOT SIZE | 7,115 SQFT |
|----------|------------|

| | |
|-----------------|------|
| NUMBER OF UNITS | 1.00 |
|-----------------|------|

| | |
|-------|----------------|
| PRICE | \$1,650,000.00 |
|-------|----------------|

| | |
|-----------|------------|
| SALE DATE | 02/01/2026 |
|-----------|------------|

| | |
|---------------|------------|
| BUILDING SIZE | 9,150 SQFT |
|---------------|------------|

| | |
|----------|------------|
| LOT SIZE | 9,075 SQFT |
|----------|------------|

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|-------|------------|
| PRICE | \$1,725.00 |
|-------|------------|

| | |
|-----------|------------|
| SALE DATE | 11/19/2024 |
|-----------|------------|

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|---------------|------------|
| BUILDING SIZE | 6,900 SQFT |
|---------------|------------|

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|----------|------------|
| LOT SIZE | 7,529 SQFT |
|----------|------------|

SALES COMPARABLES

87-68 130th street
Richmond hill, New York 11418

| | |
|-------|----------------|
| PRICE | \$1,620,000.00 |
|-------|----------------|

| | |
|-----------|------------|
| SALE DATE | 11/13/2025 |
|-----------|------------|

| | |
|---------------|------------|
| BUILDING SIZE | 4,000 SQFT |
|---------------|------------|

| | |
|----------|------------|
| LOT SIZE | 4,000 SQFT |
|----------|------------|

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|-----------|
| 2000 Population | 114,431 | 683,643 | 1,754,127 |
| 2010 Population | 111,871 | 690,968 | 1,773,957 |
| 2025 Population | 113,581 | 736,193 | 1,873,013 |
| 2030 Population | 114,027 | 735,401 | 1,862,072 |
| 2025-2030 Growth Rate | 0.08 % | -0.02 % | -0.12 % |
| 2025 Daytime Population | 98,805 | 600,339 | 1,496,623 |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|------------|------------|
| less than \$15000 | 3,189 | 23,474 | 67,886 |
| \$15000-24999 | 2,132 | 14,185 | 40,592 |
| \$25000-34999 | 2,583 | 15,960 | 43,172 |
| \$35000-49999 | 3,422 | 23,172 | 61,880 |
| \$50000-74999 | 5,781 | 35,939 | 94,345 |
| \$75000-99999 | 4,871 | 30,370 | 78,282 |
| \$100000-149999 | 7,345 | 45,334 | 111,441 |
| \$150000-199999 | 3,992 | 27,538 | 64,818 |
| \$200000 or greater | 5,018 | 36,860 | 81,931 |
| Median HH Income | \$ 83,939 | \$ 84,650 | \$ 78,623 |
| Average HH Income | \$ 111,064 | \$ 114,235 | \$ 106,014 |



| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|---------|---------|
| 2000 Total Households | 35,510 | 236,587 | 591,667 |
| 2010 Total Households | 35,000 | 235,438 | 594,669 |
| 2025 Total Households | 38,334 | 252,843 | 644,390 |
| 2030 Total Households | 39,071 | 255,383 | 647,950 |
| 2025 Average Household Size | 2.92 | 2.86 | 2.87 |
| 2025 Owner Occupied Housing | 13,222 | 112,263 | 253,939 |
| 2030 Owner Occupied Housing | 13,424 | 113,796 | 257,625 |
| 2025 Renter Occupied Housing | 25,112 | 140,580 | 390,451 |
| 2030 Renter Occupied Housing | 25,646 | 141,588 | 390,325 |
| 2025 Vacant Housing | 3,031 | 16,471 | 41,384 |
| 2025 Total Housing | 41,365 | 269,314 | 685,774 |

ABOUT RICHMOND HILL

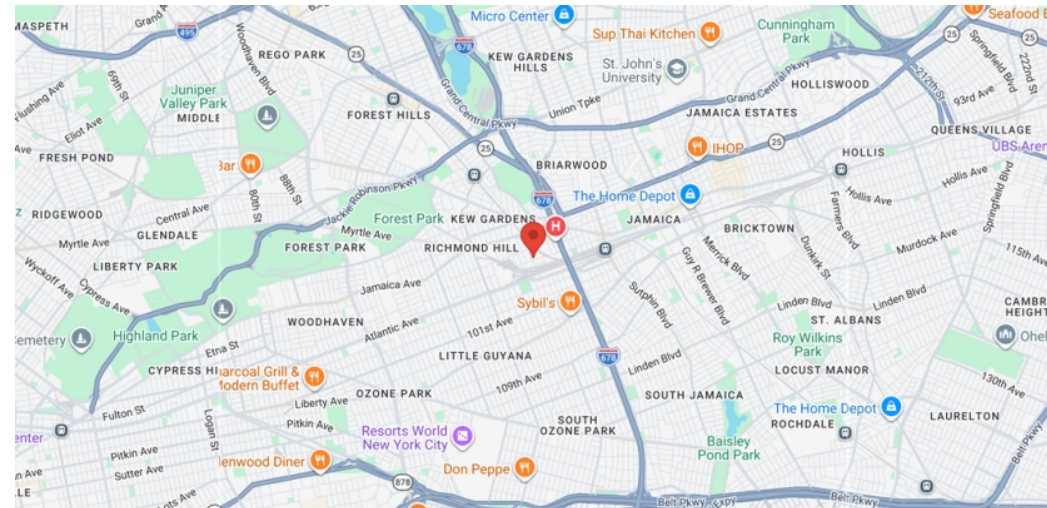
Richmond Hill may refer to:



CITY OF RICHMOND HILL

AREA

POPULATION



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VISION REAL ESTATE NY LLC ADVISOR FOR MORE DETAILS.

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