

Montgomery Avenue

Staten Island, New York

Ron Molcho

Molcho Realty Group
Broker and Owner
(718) 981-3400
info@molchorealtygroup.com

Maurice Molcho

Molcho Realty Group
NJ | NY Assoc. RE Broker
(917) 657-1384
moe@molchorealtygroup.com



MOLCHO
REALTY GROUP



01

Investment Summary

Investment Highlights

Portfolio Map

MONTGOMERY AVENUE

INVESTMENT OVERVIEW

- Located south of Manhattan home to just under 500,000 residents, Staten Island is the least populated borough with the second highest median income in NYC.

Portfolio Overview

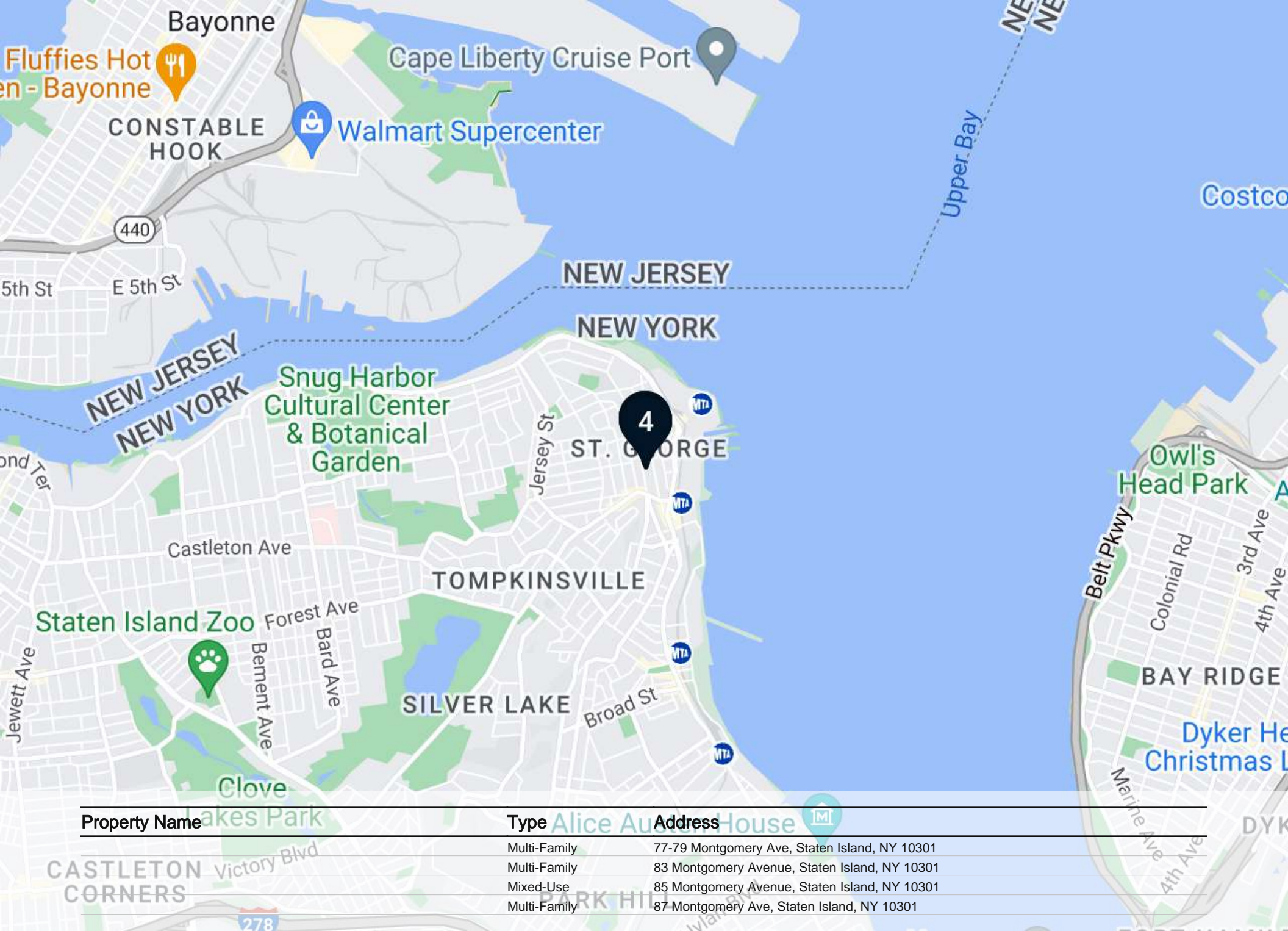
Location	Staten Island, New York
Sale Price	\$4,500,000
Number of Units	14
Number of Properties	4
Total Building SF	12,775
Total Land Size	10,375
NOI	\$316,326
Zoning	C4-2

- Elevate your investment portfolio with the Montgomery Avenue Portfolio, a rare gem featuring four multi-family buildings and a buildable land lot within a stone's throw of the Staten Island Ferry to NYC.
- Discover the allure of this prime investment opportunity, strategically situated in an enticing opportunity zone, promising lucrative returns and endless potential for growth.

About the Area

- Across the New York Harbor from Manhattan, St. George is the gateway to Staten Island—home to historic architecture, a scenic baseball stadium, outlet shopping, and sweeping views. See it all when you sail away to this waterfront destination.

St. George is on Staten Island's North Shore. Reach it via a free and picturesque ride on the Staten Island Ferry, which runs around the clock. The units here are highly sought out for rent as they're just a few steps away from all local and express buses, St. George nightlife, restaurants, and breweries.



Property Name Lakes Park

Type Alice Austen House

Multi-Family	77-79 Montgomery Ave, Staten Island, NY 10301
Multi-Family	83 Montgomery Avenue, Staten Island, NY 10301
Mixed-Use	85 Montgomery Avenue, Staten Island, NY 10301
Multi-Family	87 Montgomery Ave, Staten Island, NY 10301

MONTGOMERY AVENUE

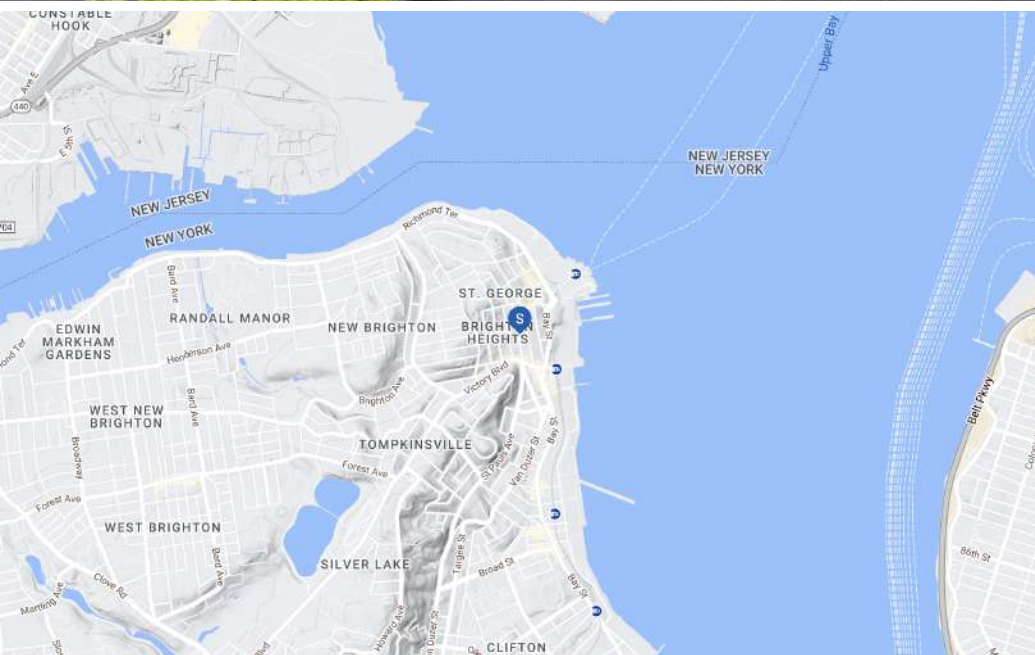
Individual Properties

02



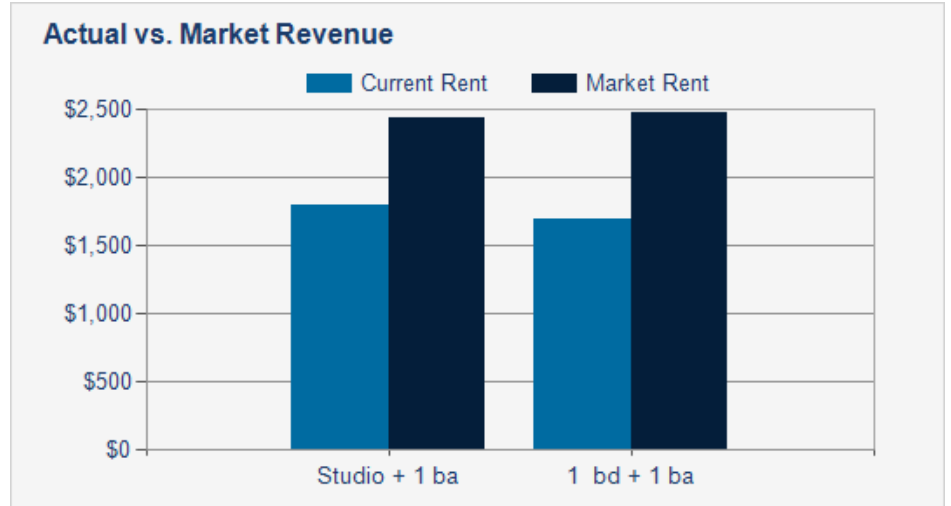
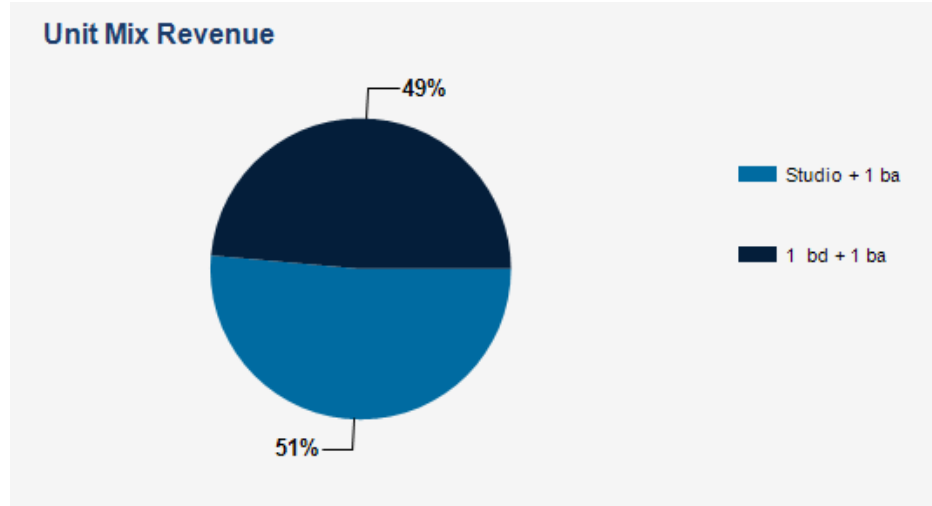
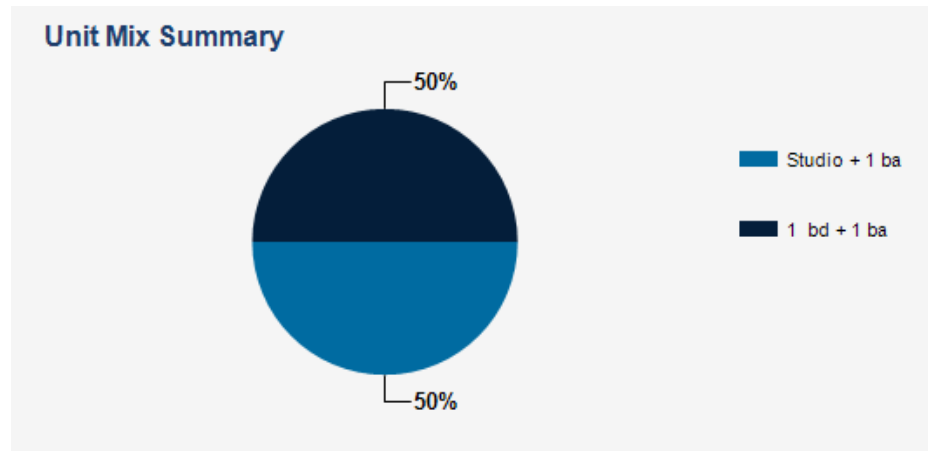


77 & 79 MONTGOMERY AVENUE



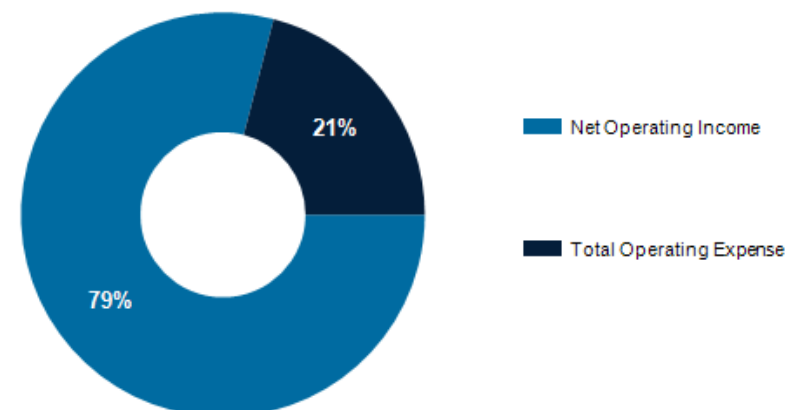
ADDRESS	77-79 Montgomery Ave Staten Island NY 10301
NUMBER OF UNITS	2
BUILDING SF	1,440 SF
LAND SF	4,000 SF
LAND DIMENSIONS	50 x 80
YEAR BUILT	1915
OCCUPANCY	100.00%
# OF PARCELS	2

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
Studio + 1 ba	1	\$1,800	\$1,800	\$2,440	\$2,440
1 bd + 1 ba	1	\$1,700	\$1,700	\$2,484	\$2,484
Totals/Averages	2	\$1,750	\$3,500	\$2,462	\$4,924



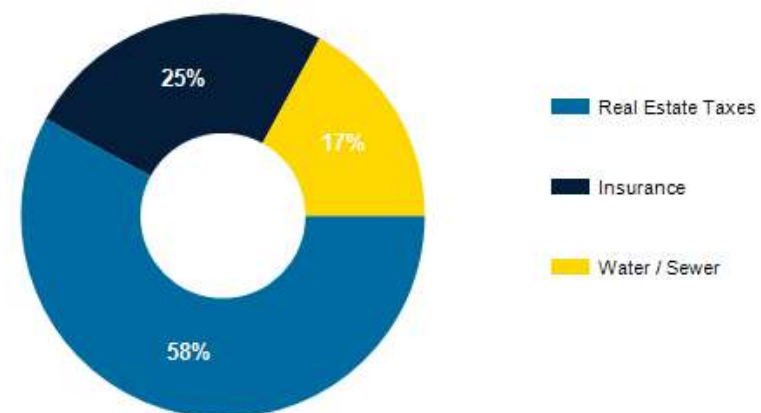
REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$42,000
Effective Gross Income	\$42,000
Less Expenses	\$8,802
Net Operating Income	\$33,198

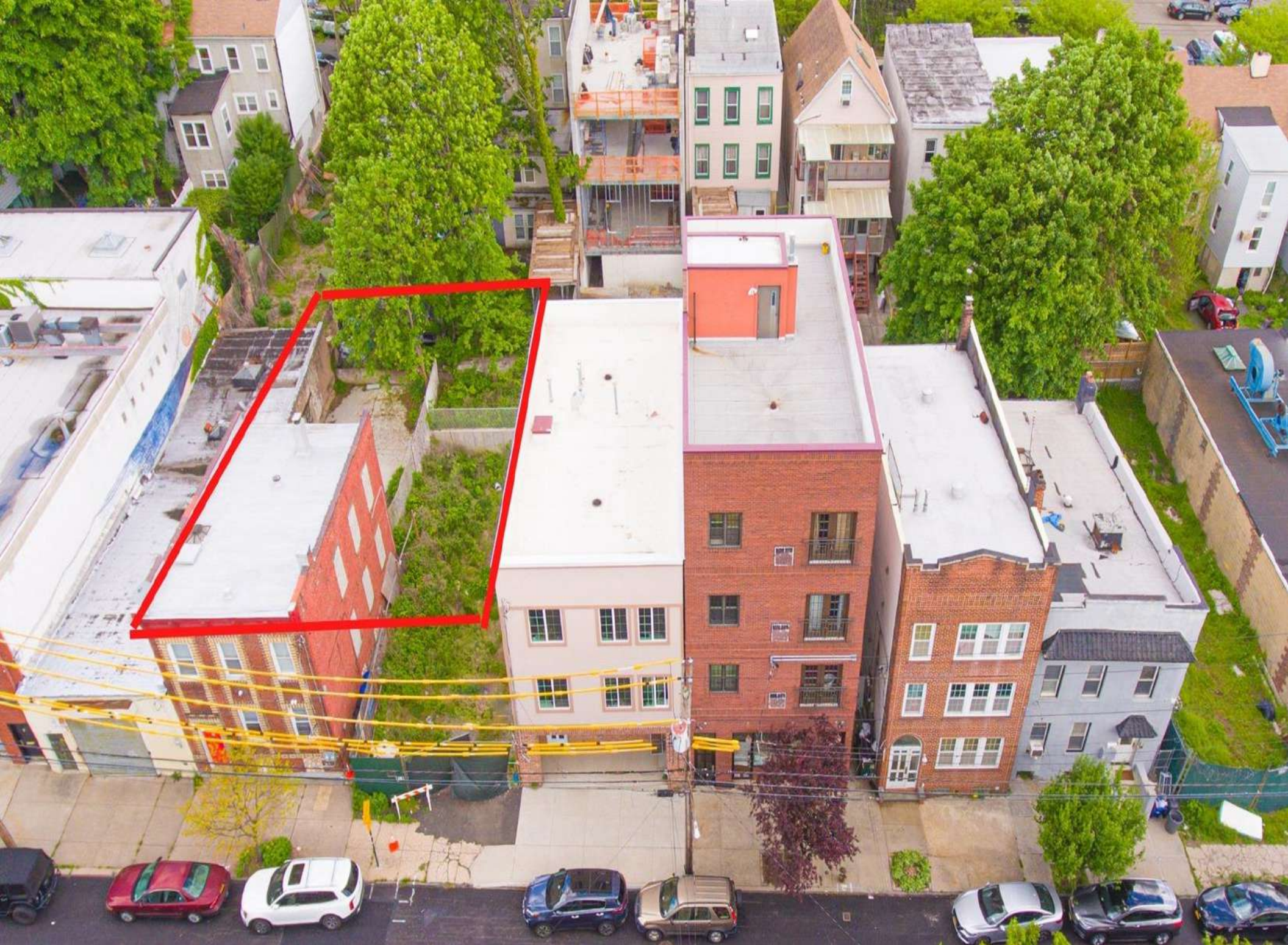


EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$5,102	\$2,551
Insurance	\$2,200	\$1,100
Water / Sewer	\$1,500	\$750
Total Operating Expense	\$8,802	\$4,401
Expense / SF	\$6.11	
% of EGI	20.95%	

DISTRIBUTION OF EXPENSES CURRENT

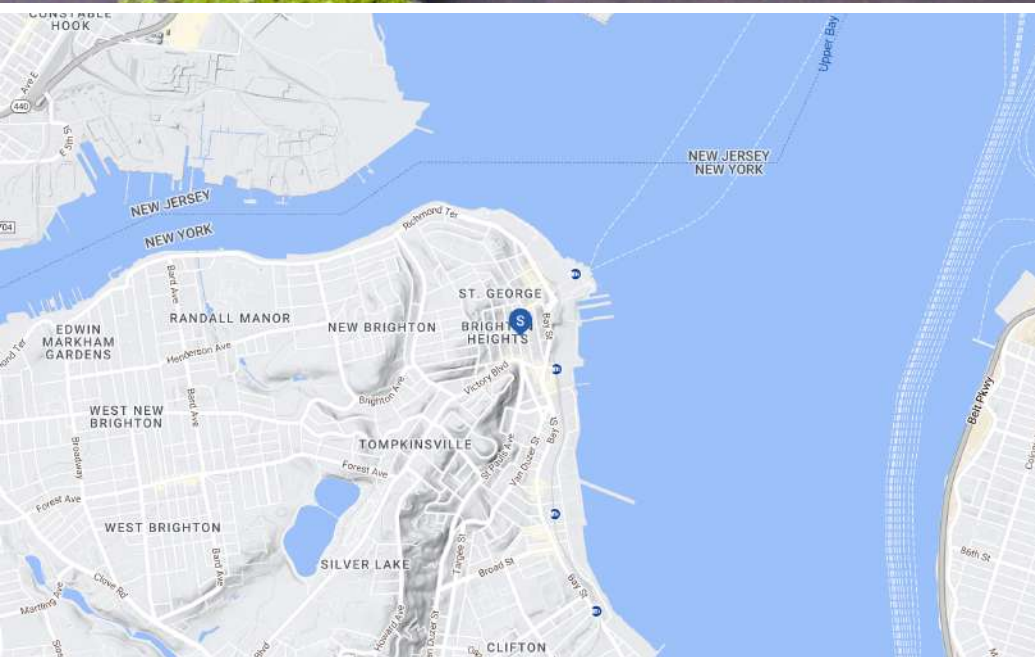






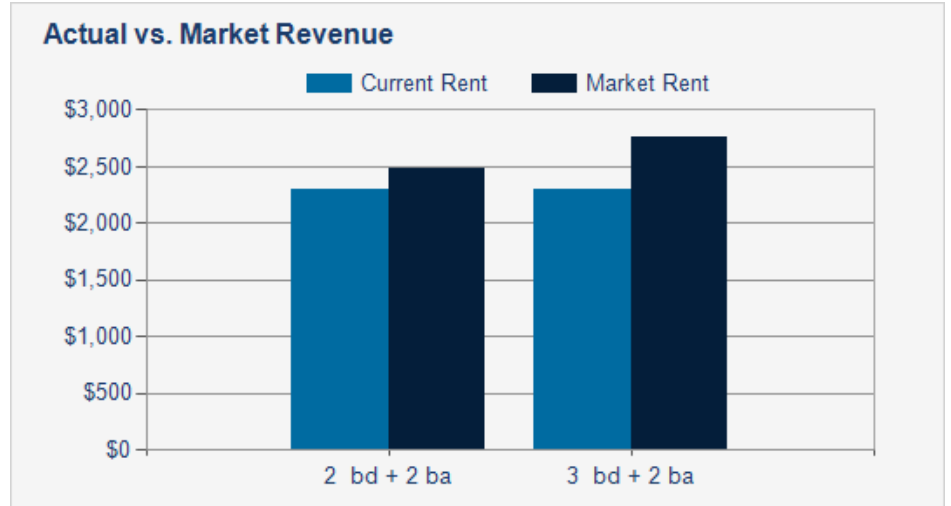
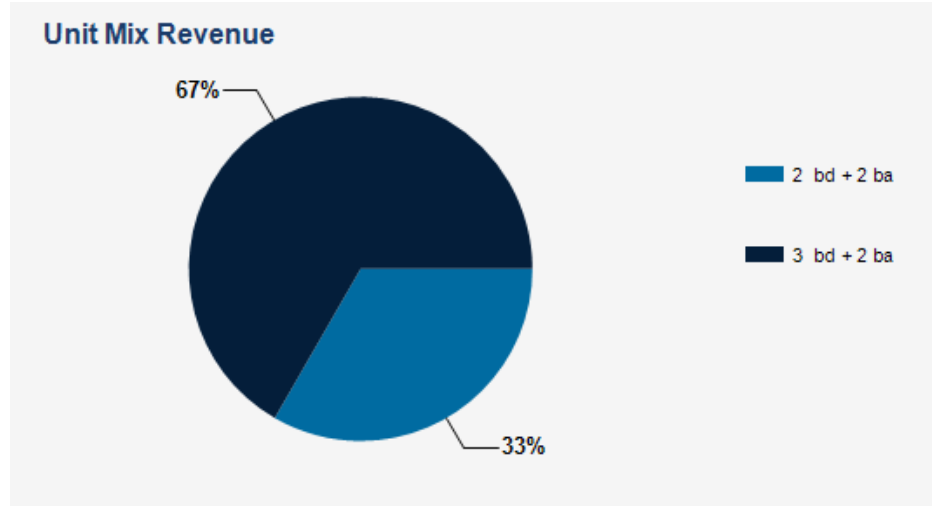
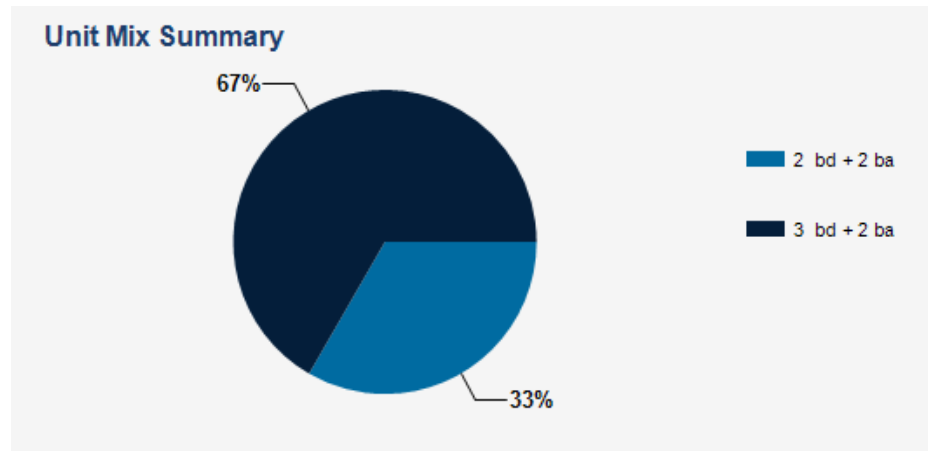


83 MONTGOMERY AVENUE



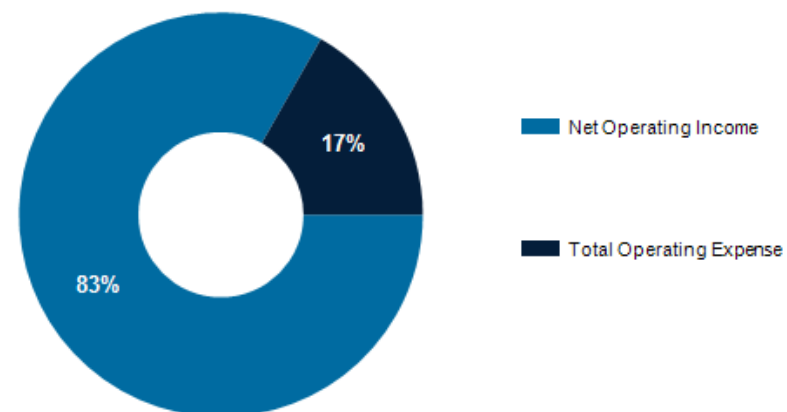
ADDRESS	83 Montgomery Avenue Staten Island NY 10301
NUMBER OF UNITS	3
BUILDING SF	4,125 SF
LAND SF	2,125 SF
LAND DIMENSIONS	25 x 85
YEAR BUILT	2019
BUILDING DIMENSIONS	25 x 55
OCCUPANCY	100.00%
# OF PARCELS	1

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 2 ba	1	\$2,300	\$2,300	\$2,484	\$2,484
3 bd + 2 ba	2	\$2,300	\$4,600	\$2,762	\$5,524
Totals/Averages	3	\$2,300	\$6,900	\$2,669	\$8,008



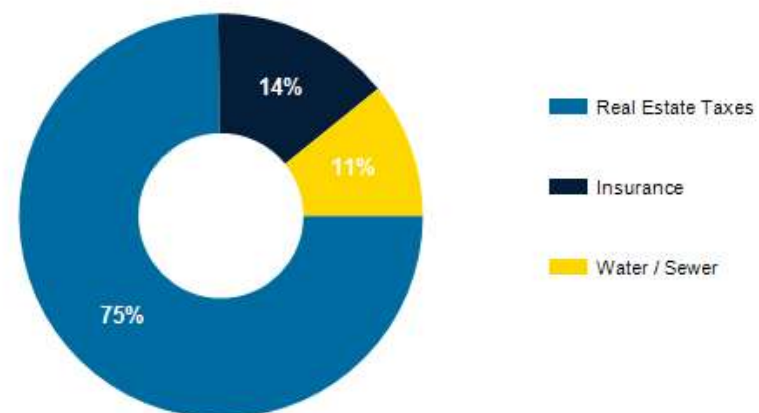
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$82,800	\$96,096		
Effective Gross Income	\$82,800	\$96,096		
Less Expenses	\$13,879	16.76%	\$5,500	5.72%
Net Operating Income	\$68,921	\$90,596		



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$10,379	\$3,460	\$2,000	\$667
Insurance	\$2,000	\$667	\$2,000	\$667
Water / Sewer	\$1,500	\$500	\$1,500	\$500
Total Operating Expense	\$13,879	\$4,626	\$5,500	\$1,833
Expense / SF	\$3.36		\$1.33	
% of EGI	16.76%		5.72%	

DISTRIBUTION OF EXPENSES CURRENT

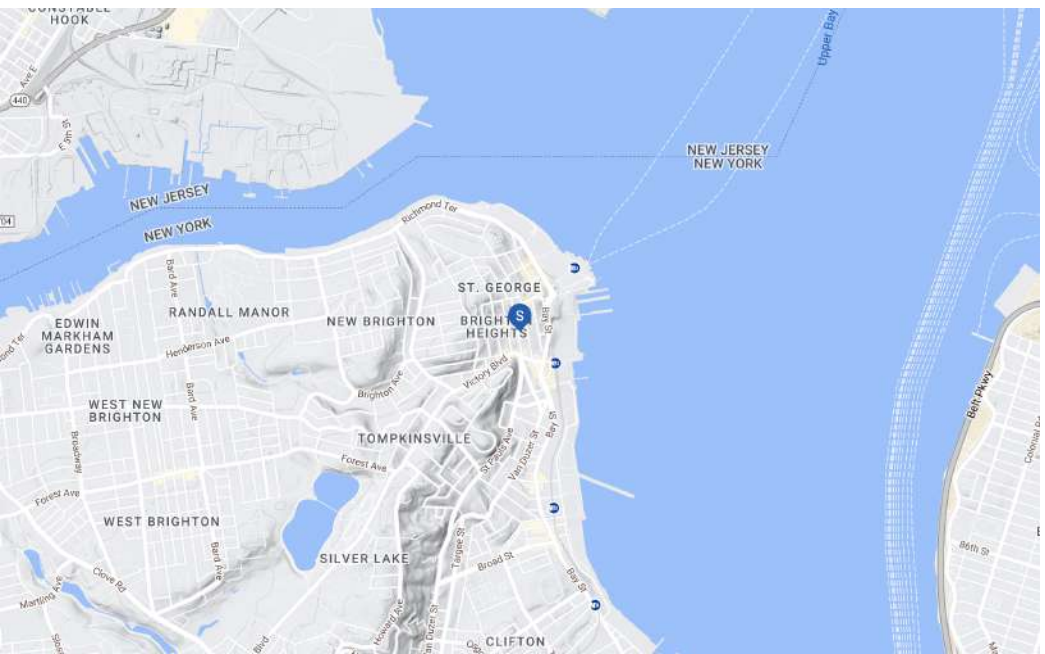








85 MONTGOMERY AVENUE



ADDRESS	85 Montgomery Avenue Staten Island NY 10301
NUMBER OF UNITS	6
BUILDING SF	5,090 SF
LAND SF	2,124 SF
LAND DIMENSIONS	25 x 85
YEAR BUILT	2008
OCCUPANCY	100.00%
# OF PARCELS	1

RESIDENTIAL

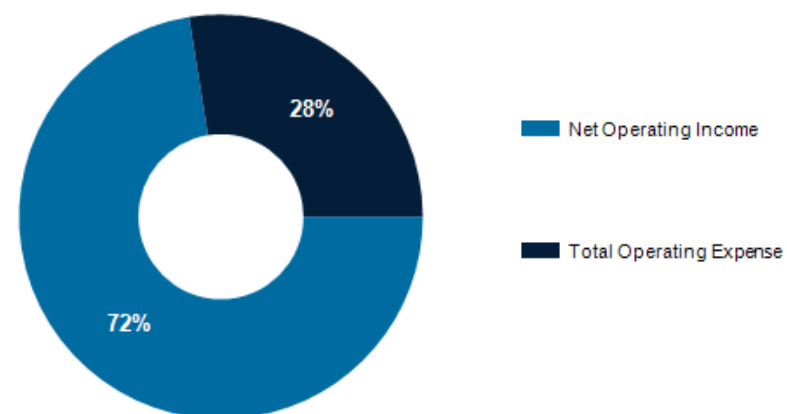
Unit	Unit Mix	Current Rent	Market Rent
1	1 bd + 1 ba	\$1,773.00	\$2,484.00
2	1 bd + 1 ba	\$2,000.00	\$2,484.00
3	1 bd + 1 ba	\$2,033.00	\$2,484.00
4	Studio + 1 ba	\$1,279.00	\$2,440.00
5	1 bd + 1 ba	\$1,725.00	\$2,484.00
Totals / Averages		\$8,810.00	\$12,376.00

COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF		
1	Tiger Lily Tattoo Studio					CURRENT	\$1,550		\$18,600			Market Value \$1600 per month
Totals:		0					\$0		\$18,600			

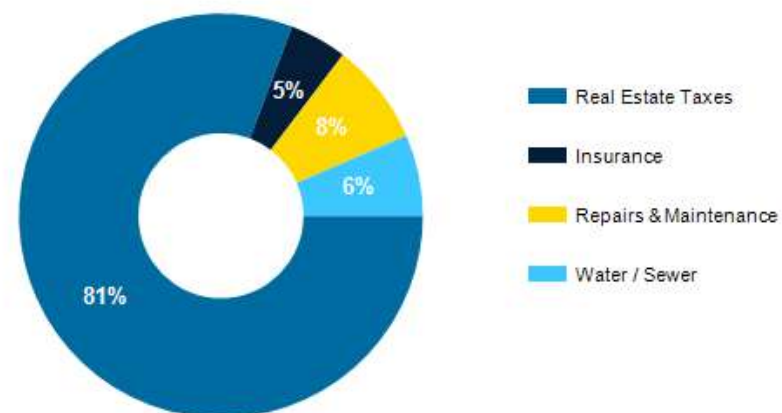
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Multi-Family Revenue	\$105,720	85.0%	\$148,512	88.9%
Commercial Revenue	\$18,600	15.0%	\$18,600	11.1%
Effective Gross Income	\$124,320		\$167,112	
Less Expenses	\$34,217	27.52%		
Net Operating Income	\$90,103		\$167,112	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$27,622	
Insurance	\$1,576	
Repairs & Maintenance	\$2,797	
Water / Sewer	\$2,222	
Total Operating Expense	\$34,217	
Expense / SF	\$6.72	
% of EGI	27.52%	

DISTRIBUTION OF EXPENSES CURRENT

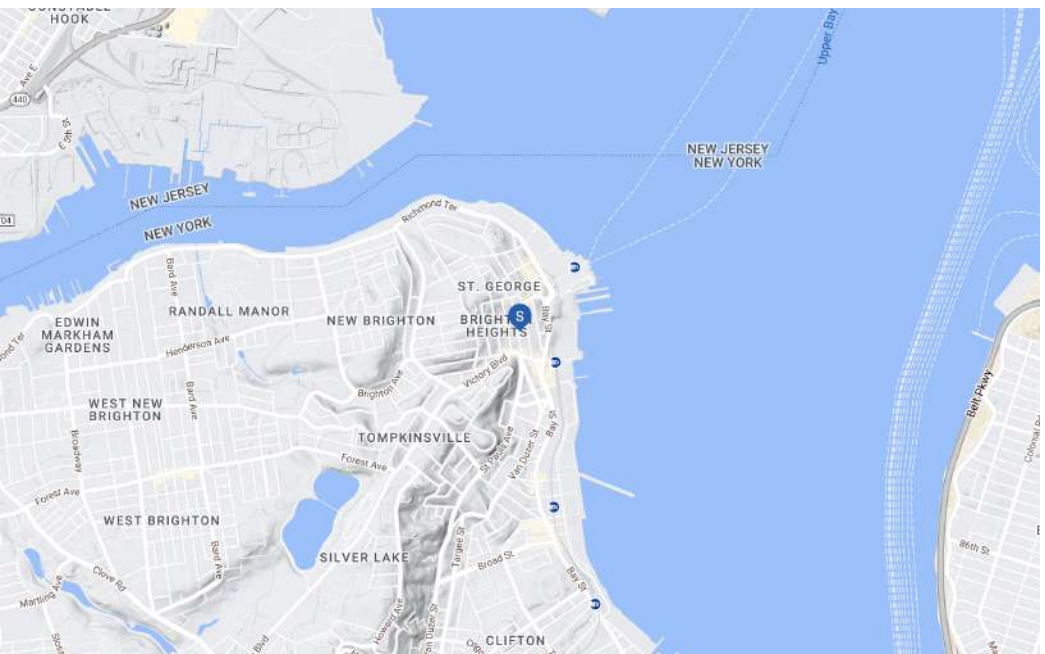






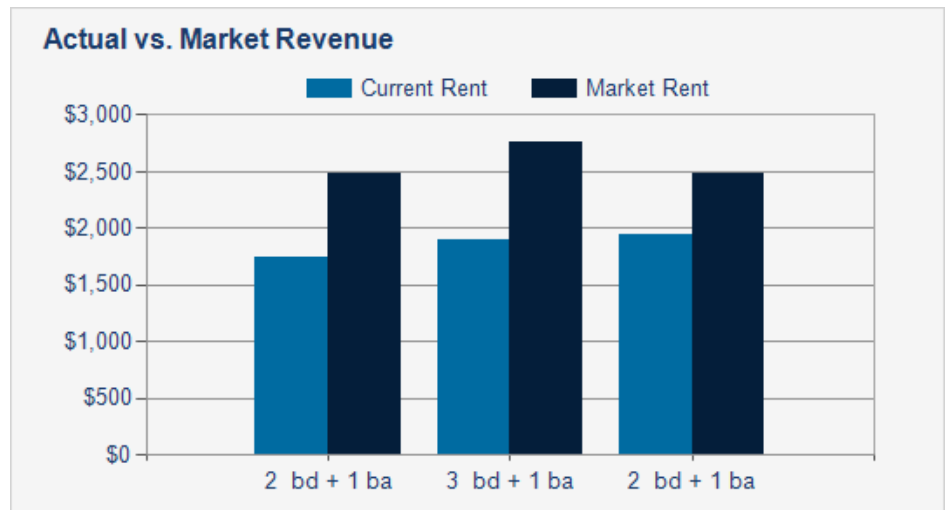
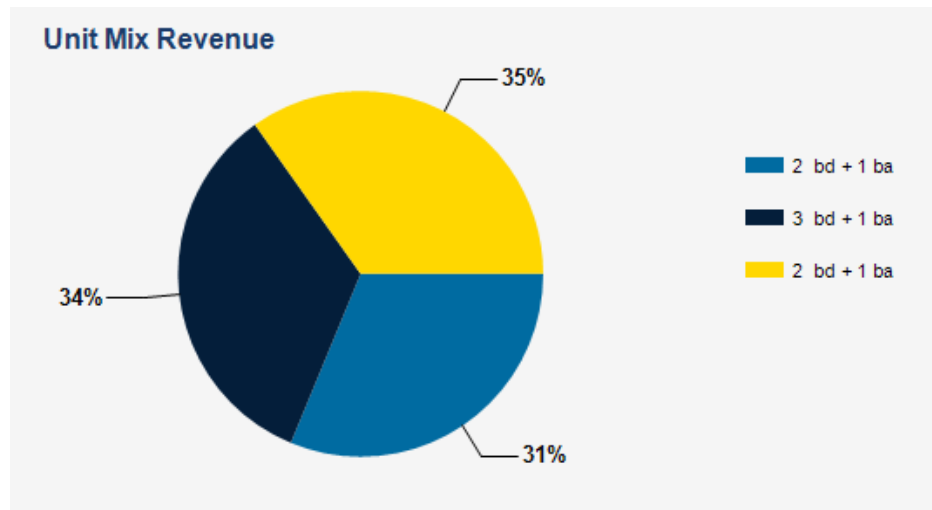
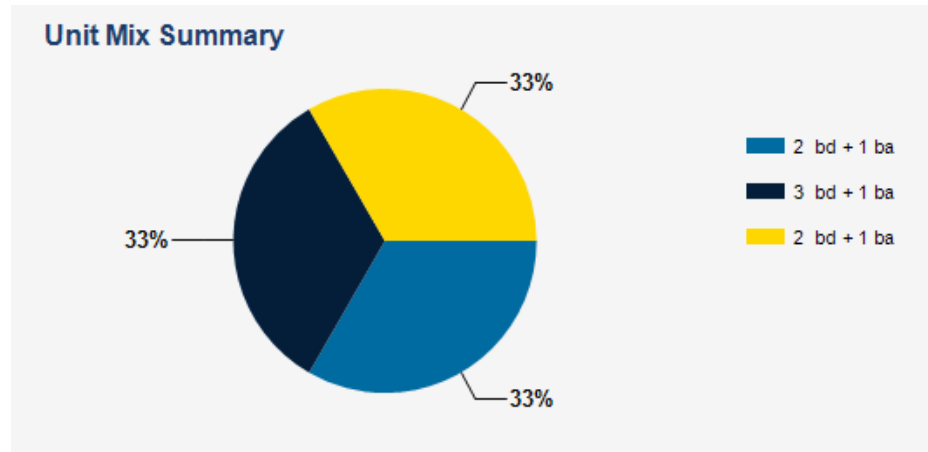


87 MONTGOMERY AVENUE



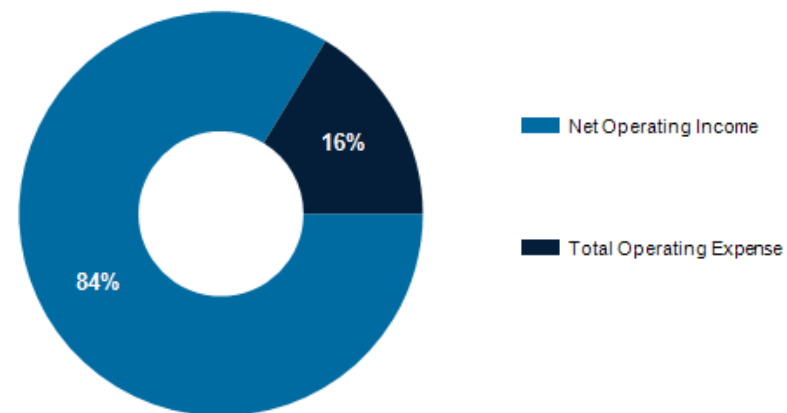
ADDRESS	87 Montgomery Ave Staten Island NY 10301
NUMBER OF UNITS	3
BUILDING SF	3,120 SF
LAND SF	2,124 SF
LAND DIMENSIONS	25 x 85
YEAR BUILT	1925
OCCUPANCY	100.00%

Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	1	\$1,750	\$1,750	\$2,484	\$2,484
3 bd + 1 ba	1	\$1,900	\$1,900	\$2,762	\$2,762
2 bd + 1 ba	1	\$1,950	\$1,950	\$2,484	\$2,484
Totals/Averages	3	\$1,867	\$5,600	\$2,577	\$7,730



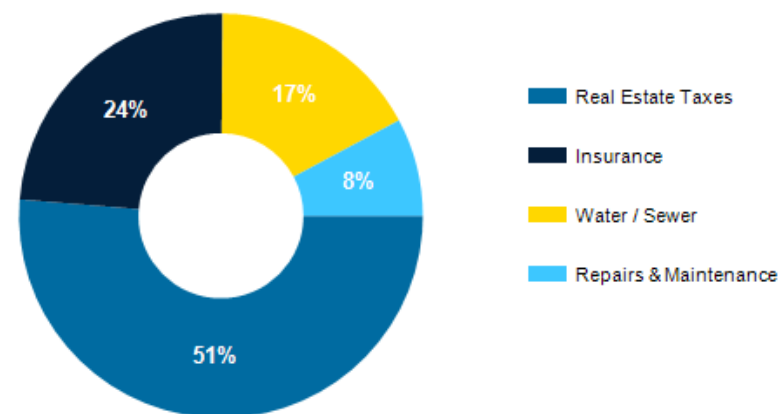
REVENUE ALLOCATION
CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$64,200
Effective Gross Income	\$64,200
Less Expenses	\$10,485
Net Operating Income	\$53,715



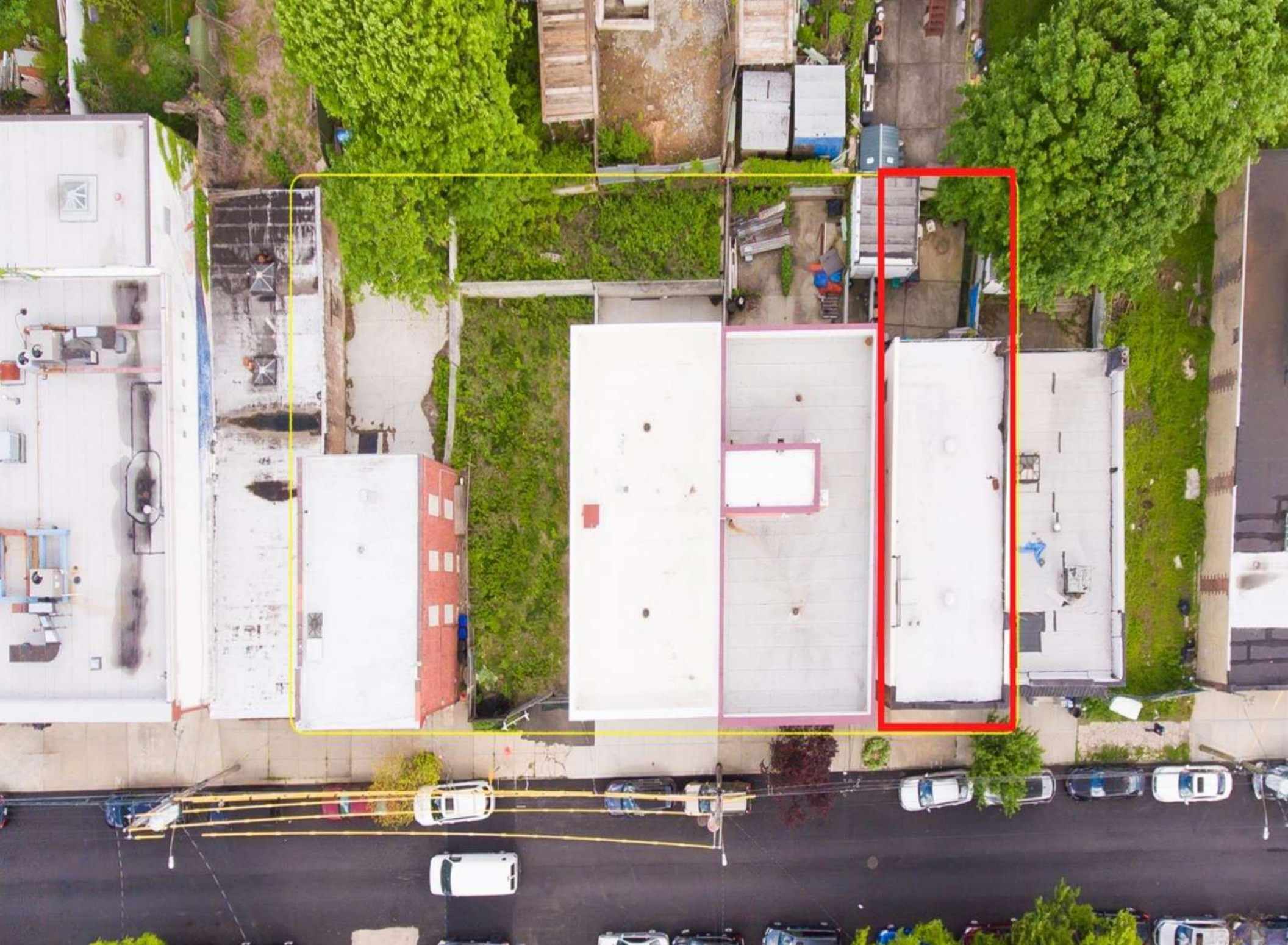
EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$5,378	\$1,793
Insurance	\$2,500	\$833
Repairs & Maintenance	\$820	\$273
Water / Sewer	\$1,787	\$596
Total Operating Expense	\$10,485	\$3,495
Expense / SF	\$3.36	
% of EGI	16.33%	

DISTRIBUTION OF EXPENSES
CURRENT









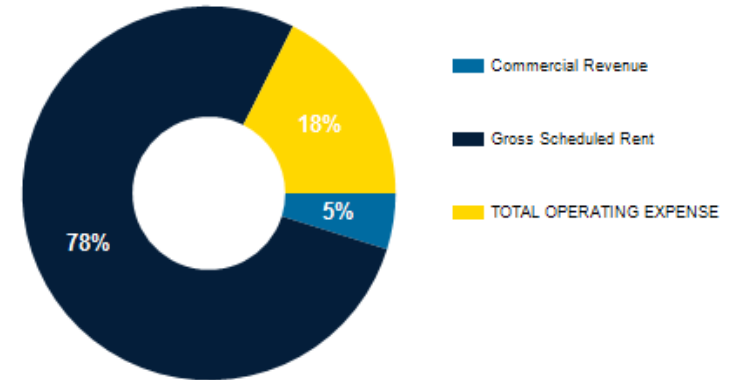
03 Financial Analysis (Global)

Income & Expenses

GLOBAL

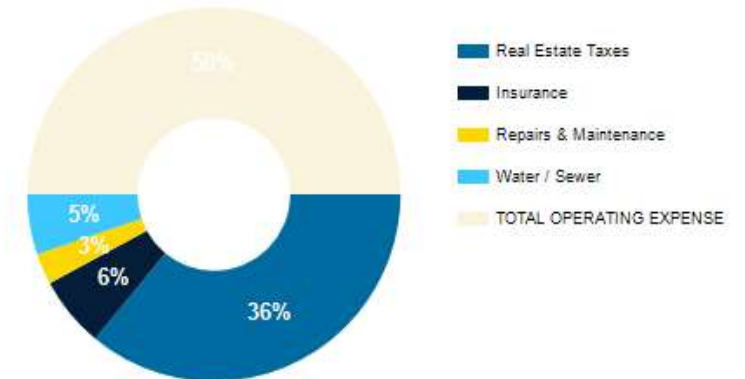
INCOME	ACTUAL
Commercial Revenue	\$18,600
Gross Scheduled Rent	\$297,726
GROSS POTENTIAL INCOME	\$316,326
EFFECTIVE GROSS INCOME	\$316,326
NET OPERATING INCOME	\$248,943

REVENUE ALLOCATION



EXPENSES	ACTUAL
Real Estate Taxes	\$48,481
Insurance	\$8,276
Repairs & Maintenance	\$3,617
Water / Sewer	\$7,009
TOTAL OPERATING EXPENSE	\$67,383

DISTRIBUTION OF EXPENSES



MONTGOMERY AVENUE

Demographics

Demographics

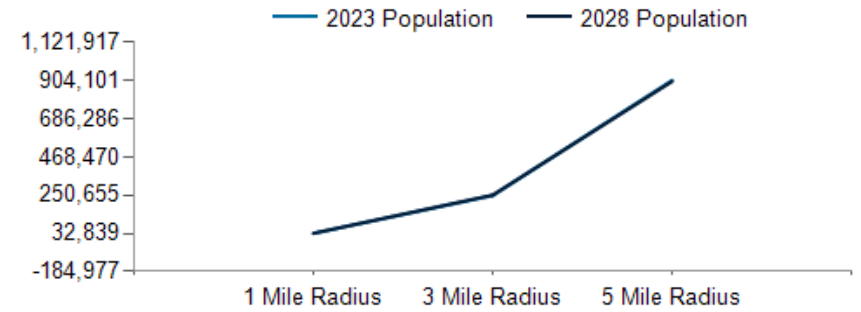
Demographic Charts

04

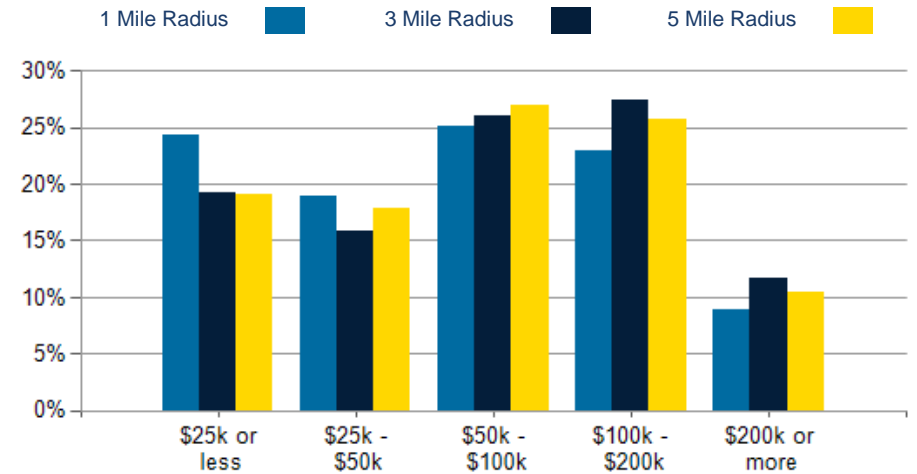
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,566	217,480	790,329
2010 Population	28,941	225,704	827,000
2023 Population	32,839	248,881	904,101
2028 Population	33,520	251,178	898,844
2023-2028: Population: Growth Rate	2.05%	0.90%	-0.60%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,183	11,914	35,993
\$15,000-\$24,999	781	6,192	23,318
\$25,000-\$34,999	873	6,041	23,797
\$35,000-\$49,999	1,435	8,959	31,589
\$50,000-\$74,999	1,410	13,393	46,611
\$75,000-\$99,999	1,648	11,082	36,605
\$100,000-\$149,999	1,666	16,101	50,902
\$150,000-\$199,999	1,143	9,670	28,697
\$200,000 or greater	1,088	10,985	32,273
Median HH Income	\$62,980	\$76,163	\$70,433
Average HH Income	\$93,939	\$109,252	\$103,476

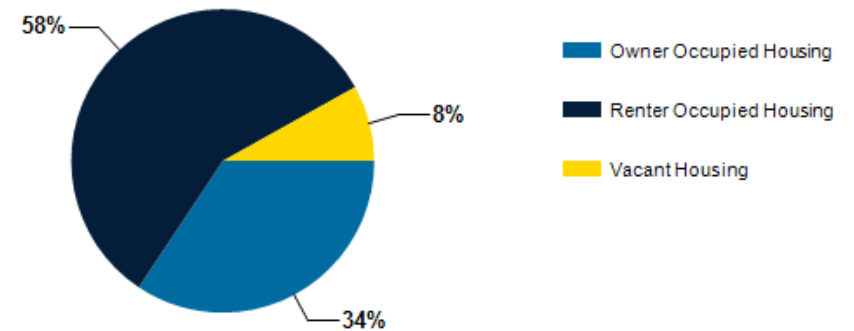
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,909	90,058	296,275
2010 Total Households	10,613	87,172	288,644
2023 Total Households	12,227	94,340	309,813
2028 Total Households	12,646	96,347	312,102
2023 Average Household Size	2.57	2.60	2.88
2023-2028: Households: Growth Rate	3.40%	2.10%	0.75%



2023 Household Income

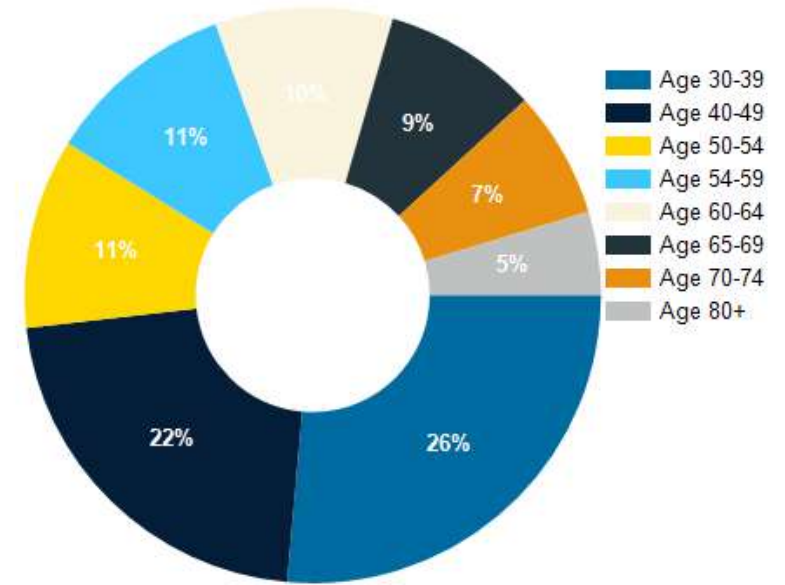


2023 Own vs. Rent - 1 Mile Radius

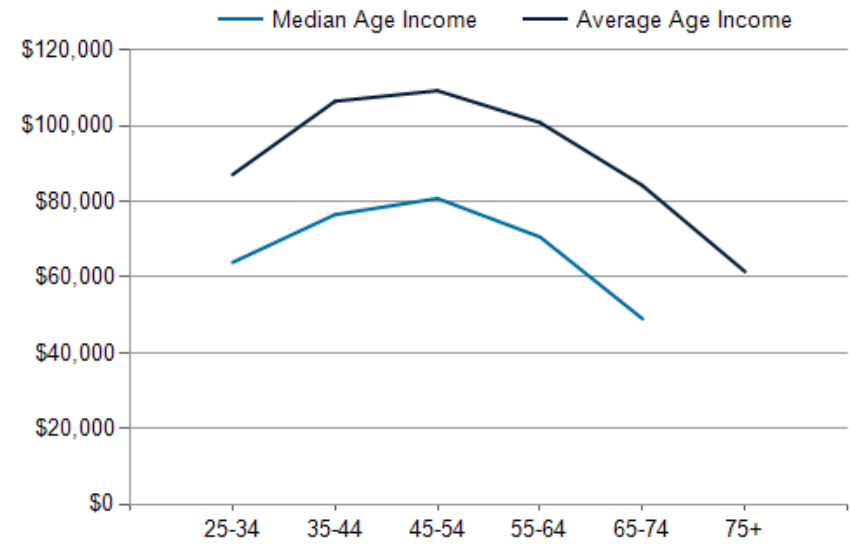


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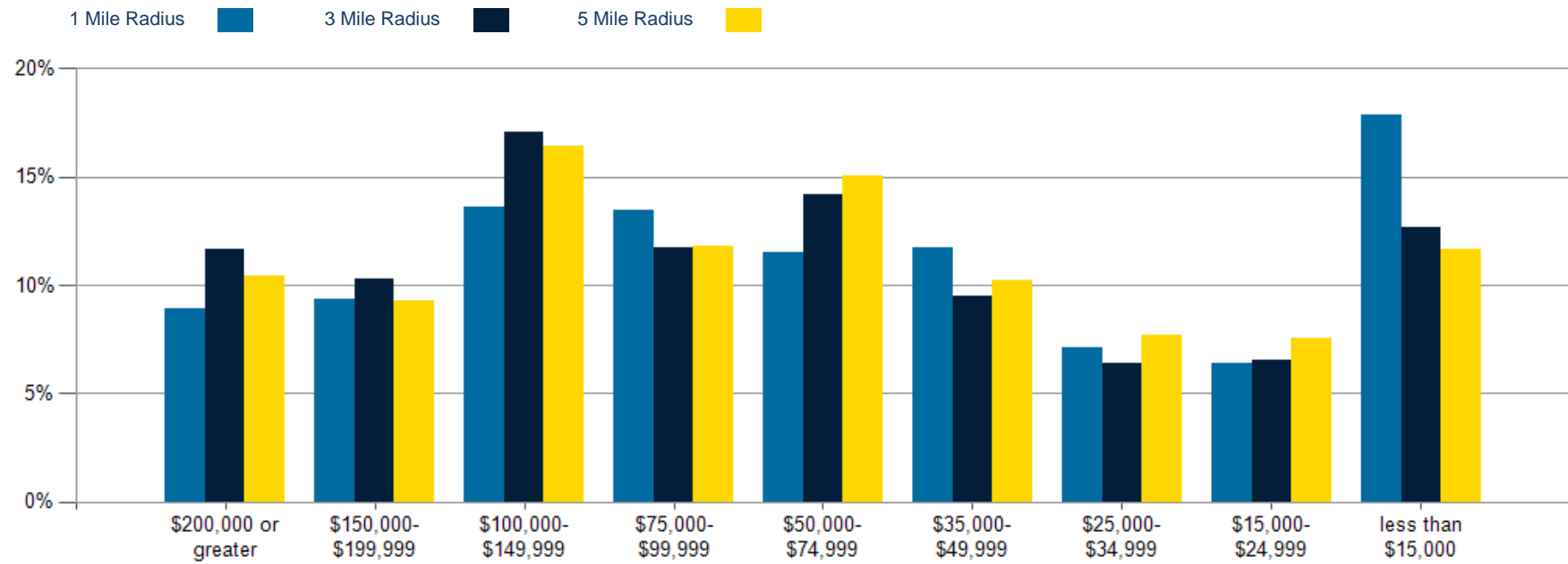
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,585	18,152	71,099
2023 Population Age 35-39	2,373	18,048	65,849
2023 Population Age 40-44	2,187	17,102	60,574
2023 Population Age 45-49	1,897	14,785	52,040
2023 Population Age 50-54	2,002	15,656	53,440
2023 Population Age 55-59	2,005	15,179	51,325
2023 Population Age 60-64	1,869	15,580	52,295
2023 Population Age 65-69	1,628	13,612	45,575
2023 Population Age 70-74	1,342	11,323	37,148
2023 Population Age 75-79	879	7,714	25,491
2023 Population Age 80-84	576	5,055	16,503
2023 Population Age 85+	697	5,211	16,624
2023 Population Age 18+	25,599	196,824	698,059
2023 Median Age	37	39	37
2028 Median Age	38	40	38



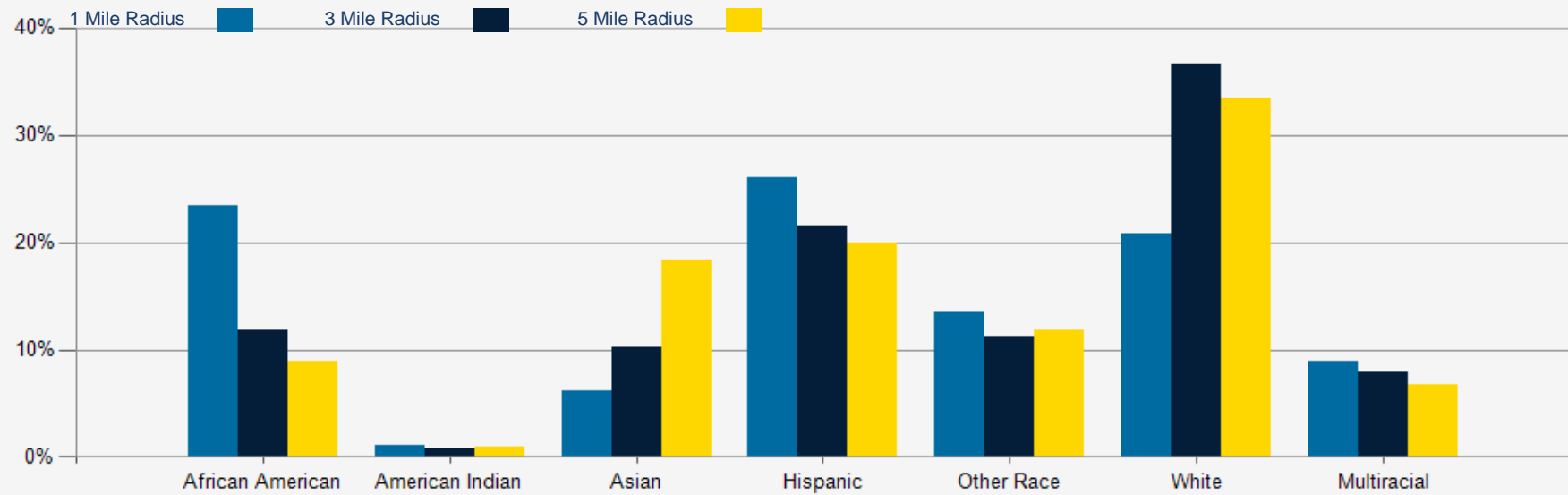
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,876	\$78,260	\$75,483
Average Household Income 25-34	\$87,086	\$103,208	\$101,593
Median Household Income 35-44	\$76,527	\$92,017	\$88,186
Average Household Income 35-44	\$106,496	\$127,029	\$123,137
Median Household Income 45-54	\$80,793	\$100,158	\$92,620
Average Household Income 45-54	\$109,278	\$131,987	\$124,630
Median Household Income 55-64	\$70,627	\$83,464	\$77,356
Average Household Income 55-64	\$100,853	\$118,234	\$110,500
Median Household Income 65-74	\$48,990	\$59,188	\$53,913
Average Household Income 65-74	\$84,205	\$92,885	\$85,071
Average Household Income 75+	\$61,468	\$71,551	\$64,576

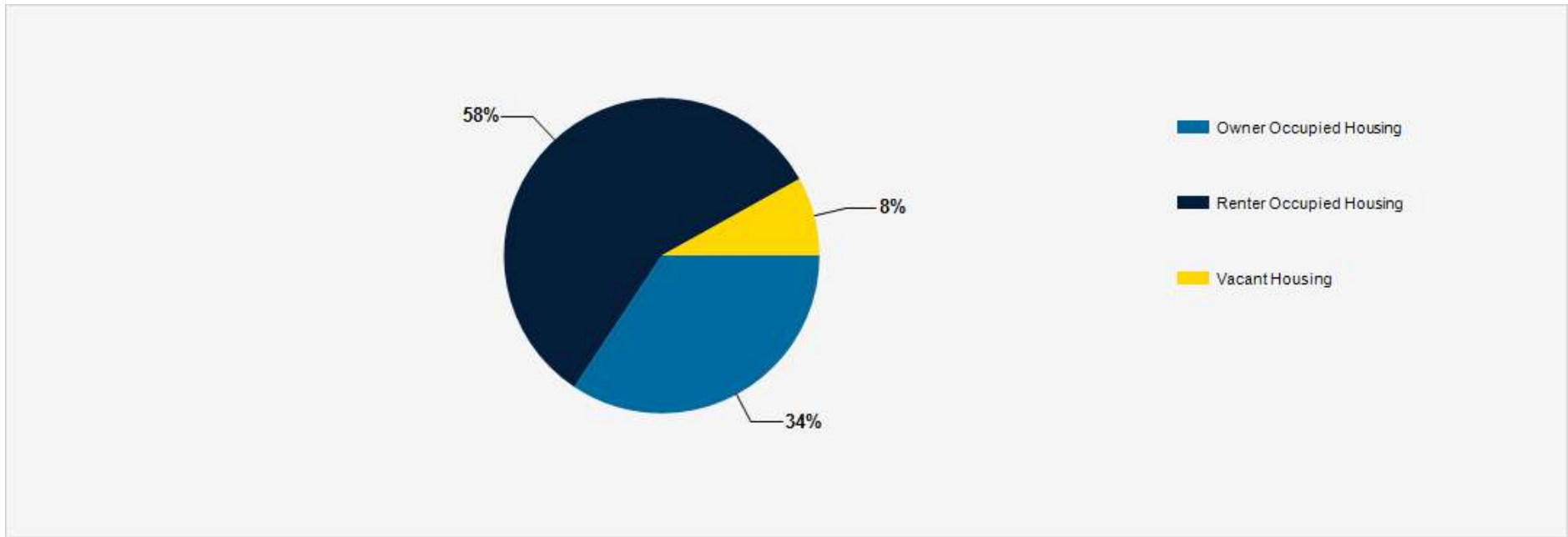


2023 Household Income

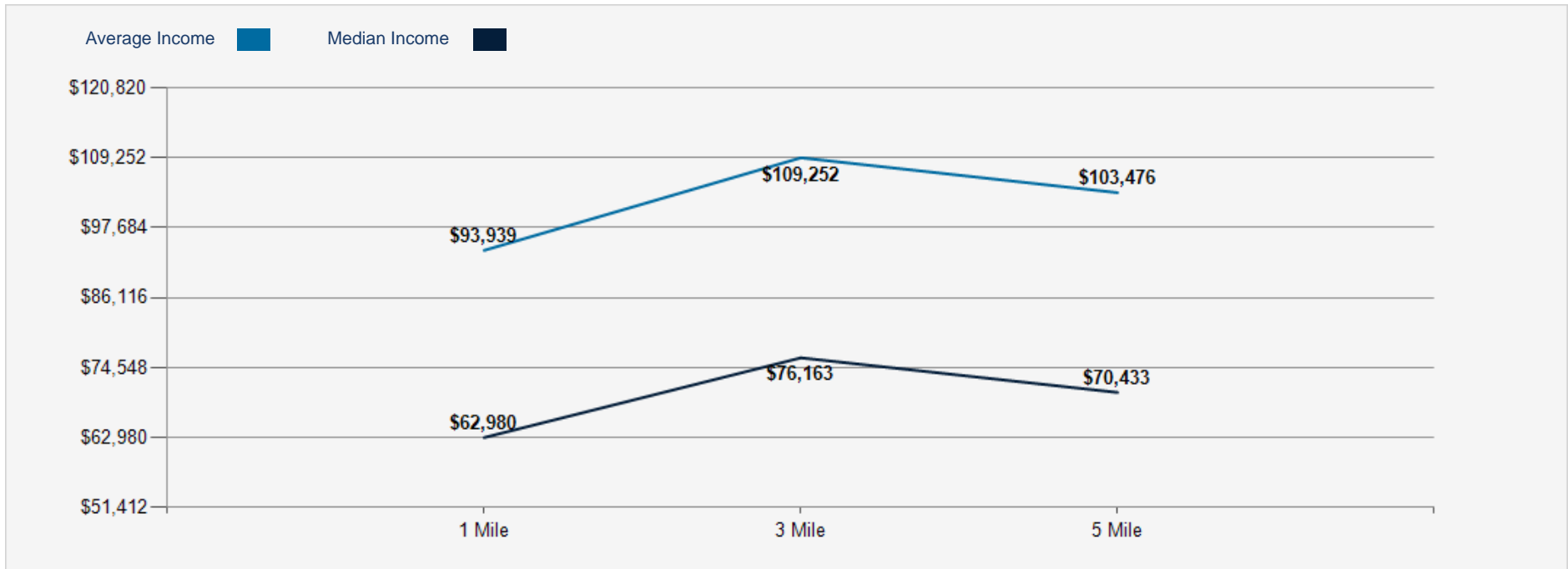


2023 Population by Race





2023 Household Income Average and Median



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The information contained herein is not a substitute for a thorough due diligence investigation. Molcho Realty Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Molcho Realty Group has not verified, and will not verify, any of the information contained herein, nor has Molcho Realty Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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